



**GASCOIGNE
HALMAN**

RAILWAY COTTAGES, CHESTER ROAD, HELSBY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



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Offers in the region of £315,000

A superb, attractively designed cottage style home built in 2011 by CB Homes. The property offers beautifully presented and extended accommodation and occupies a prime position within a sought after area of Helsby.

The spacious and tastefully presented interior has quality fittings and design touches throughout and includes a hallway, cloakroom/WC, large open plan living/dining room with doors and windows overlooking the rear garden. The kitchen is fitted with a stylish range of units and includes built in appliances.





The main bedroom has fitted wardrobes and an en-suite shower room. There are two further good sized bedrooms and a family bathroom. There are double glazed windows, gas fired central heating and excellent thermal insulation resulting in warmth and efficiency and an EPC rating of C.

Good sized, secluded and landscaped rear garden with a sunny aspect, additional garden storage area. Lovely front garden and driveway parking.

Early viewing is a must.

LOCATION

The house forms part of a small collection of just six homes built in 2011. The houses were built to a design that blends in with the mature surroundings and to compliment the nearby character properties. This is a sought after area being ideally placed for access to local facilities and Helsby Hill. There are popular schools within walking distance including Helsby Hillside Primary School and Helsby High School. There are local shops in Helsby and a Tesco supermarket whilst Frodsham is only a few minutes away by car. Helsby borders open countryside and Helsby Hill offers some lovely walking. The road, rail and motorway networks allow access to many parts of the North West and beyond. Helsby Rail Station is a few minutes walk from the property and offers regular direct services to Chester, Warrington, Liverpool and Manchester.

TENURE

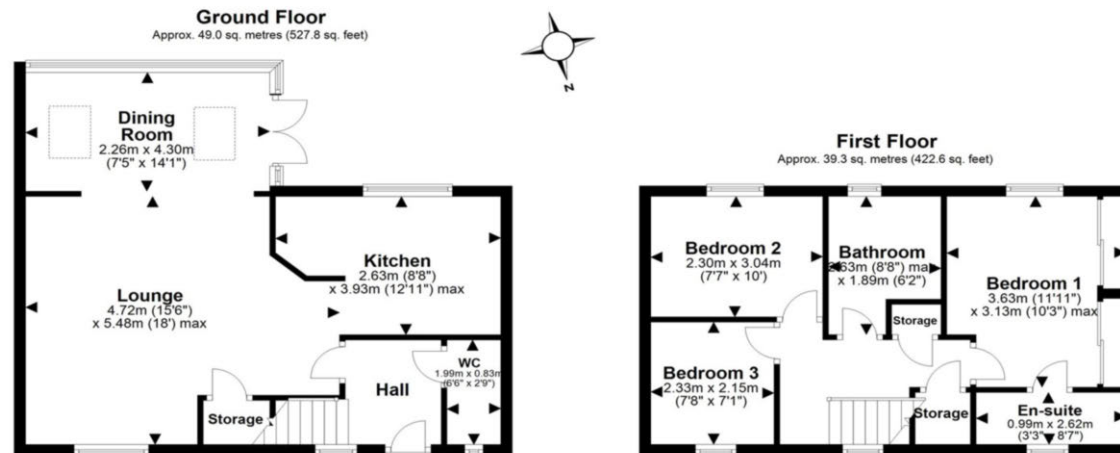
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current C.



Total area: approx. 88.3 sq. metres (950.4 sq. feet)

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