



**GASCOIGNE
HALMAN**

CAMBRIDGE GARDENS, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



CAMBRIDGE GARDENS, HELSBY, FRODSHAM

£395,000

A detached bungalow in a much sought after area of Helsby offering superbly presented accommodation, private gardens and lovely views.

Bungalows in this area of Helsby rarely come up for sale due to the enduring popularity of the location. It is a well established area, close to open countryside and Helsby Hill and it attracts long term ownership as a result. We therefore anticipate that the sale of this superb property will attract substantial interest and we strongly recommend early viewing to avoid possible disappointment.

Over recent years, the property has been extensively refurbished and subject to significant capital investment. It is now in first class condition throughout, ready for the new owners to enjoy from day one. Internally, the beautifully presented accommodation has a layout that can be adapted to suit individual requirements with two or three bedrooms being possible. A particular highlight is the spacious lounge that connects through double doors to a superb open plan kitchen/dining room. The combined space is ideal for family life and entertaining friends. The kitchen is fitted with a range of quality cabinets and high end appliances and has doors to the gardens with views beyond.



A second living room off the lounge can be used as a third bedroom or study if required. There are two double bedrooms to the front of the property and a smart new bathroom. Gas fired central heating is installed and there are double glazed windows throughout.

There is plenty of driveway parking and access at the side to a detached brick built store/workshop (formerly a single garage). The rear garden is a good size, manageable and private with great views to Helsby Hill beyond. There is a large Indian stone patio area with a lawn beyond and flower beds. There are two garden sheds.

LOCATION

The property is situated within a sought after and well established residential area close to Helsby Hillside Primary School and Helsby High School. The location is well placed for access to nearby walks on Helsby Hill. There are local shops in the village and a Tesco supermarket plus excellent recreational facilities available in the area. Frodsham is only 2.2 miles away with a wide and varied selection of shops, cafes, restaurants and bars. An historic street market takes place every Thursday and an artisan producers market held monthly. The road, rail and motorway networks allow access to many parts of the North West.

TENURE

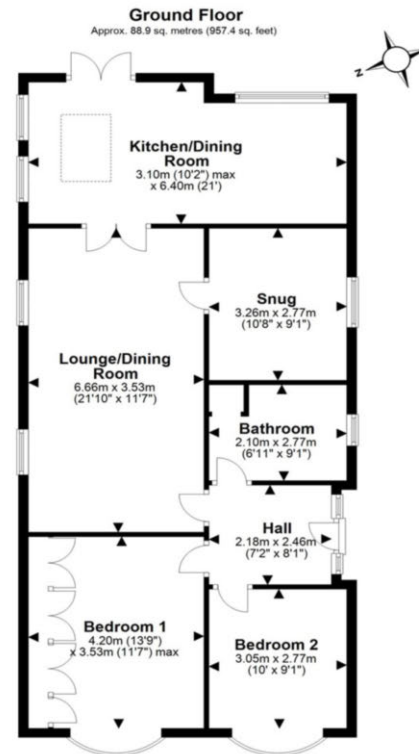
Freehold

COUNCIL TAX

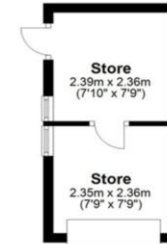
Band E. Cheshire West & Chester.

EPC RATING

Current C.



Garage/Store
Approx. 11.4 sq. metres (122.9 sq. feet)



Total area: approx. 100.4 sq. metres (1080.4 sq. feet)

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FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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