



**GASCOIGNE
HALMAN**

LOWER ROBIN HOOD LANE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



LOWER ROBIN HOOD LANE, HELSEBY, FRODSHAM

£430,000

A modern, stylish high specification detached family home with a spacious accommodation layout that is perfect for modern family living.

Built in 2005 and the show home of this popular Redrow development, this detached house has been extended and subject to many upgrades and significant enhancement in recent years.

The highlight of the ground floor is a superb open plan kitchen/dining and living room with bi folding doors seamlessly connecting to the sunny and private rear garden. The kitchen is fitted with quality cabinets, quartz worktops and built in appliances. This really is a perfect space for family life and social gatherings with slate floor, feature wall panels and a gas fired contemporary stove.





Also to the ground floor is a utility room, cloakroom and a living room. The first and second floors provide four double bedrooms and two smart bathrooms, one being en-suite.

The property is superbly presented throughout with oak internal doors and tasteful colour scheme, making it ready for new owners to move in without any additional expenditure.

The substantial ground floor extension was approved to provide accommodation over two floors. The owners opted to complete the ground floor extension only but scope remains for new owners to add the first floor element if desired.

There is a private rear garden with an Indian stone paved patio and maintenance free astro turf. There is a brick built single garage and parking at the rear.

LOCATION

The house forms part of a collection of family homes in a popular area of Helsby, central to the village, within reach of local shopping facilities including a Tesco supermarket. There are good schools in Helsby including Helsby High School. A local park is nearby and Helsby Hill is just a short walk away with some lovely country walks. The road, rail and motorway networks make Helsby convenient for the commuter requiring access to the regions commercial centres.

TENURE

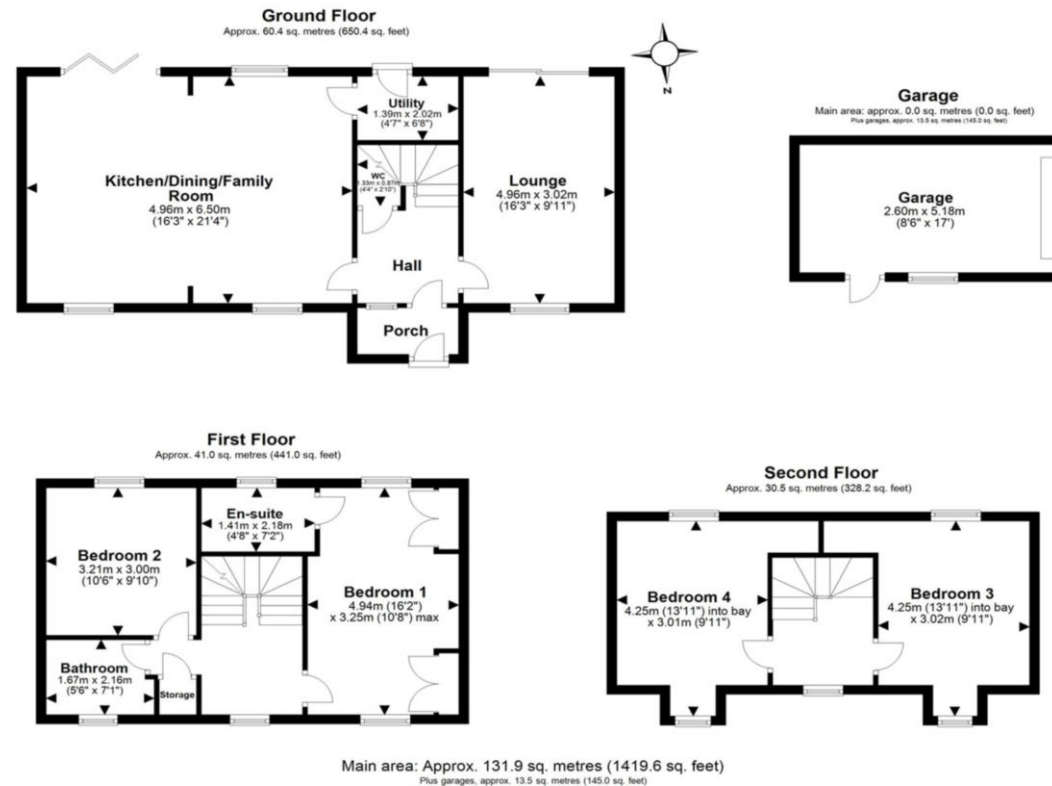
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Awaited.



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