



**GASCOIGNE
HALMAN**

SANDY LANE, HELSBY

THE AREAS LEADING ESTATE AGENT



SANDY LANE, HELSBY

OIRO £425,000

A beautiful 1920's built character property in a highly sought after position, offering tasteful, high quality and superbly planned accommodation.

Houses built in the 1920's are recognised for being well built and their aesthetic appeal. This great example of the period offers all that and so much more having been transformed by the present owners over the past 7 years.

Full refurbishment has been completed, a stylish and impressive extension added and the loft converted to create an indulgent main bedroom suite.

The works have been completed with great care and attention to detail, incorporating modern design concepts yet retaining character features where possible. New double glazed windows are fitted and gas fired central heating installed with a new boiler and under floor heating to the new extension.





Layout wise, it is ideal for modern living. The highlight is the fabulous open plan, contemporary kitchen/dining and living room. Bi folding doors open to the rear garden and a glass roof lantern allows natural light to fill the room. There are quality kitchen cabinets, quartz worktops and quality built in appliances. Polished floor tiles with underfloor heating run throughout the area along with the utility room and cloakroom/WC. A separate lounge has a smart gas fired stove with copper backplate and oak flooring, extending into the entrance hall.

The first floor offers three good sized bedrooms and a beautiful re-fitted bathroom. There is a free standing slipper bath, large shower area, luxury wash basin and WC. The main bedroom occupies the entire top floor with Velux windows opening to panoramic views towards The Welsh Hills. The en-suite shower room has stylish modern fittings.

The house is set back form the road with plenty of driveway parking and a mature front garden. The private rear garden includes a patio area with lawn and flower beds beyond.

LOCATION

The property stands in one of the most sought after areas of Helsby, adjacent to Helsby Quarry Woodland Park and Helsby Hill. There are some lovely walks on the doorstep and access to The Sandstone Trail nearby. The area provides a wide range of shops, recreational and leisure facilities plus good schools are available locally including Helsby High School. The road, rail and motorway networks allow access to the regions commercial centres.

TENURE

Freehold

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current C.



Total area: approx. 144.5 sq. metres (1555.3 sq. feet)

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