



**GASCOIGNE
HALMAN**

PARKER DRIVE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



PARKER DRIVE, HELSBY, FRODSHAM

£225,000

Built in 2018 to an appealing modern design, the house offers an ideal opportunity for first time buyers and those looking for a low maintenance and easy to manage home.

The property offers accommodation including an entrance hall, lounge, fitted kitchen/dining room and a cloakroom/WC. To the first floor are two double bedrooms and a modern bathroom. There are double glazed windows, a gas fired central heating system and high standards of thermal insulation resulting in an EPC rating of B and efficient running costs.





There is driveway parking to the side and an enclosed garden to the rear with patio area and lawn.

LOCATION

The property is situated on a popular and maturing development within Helsby. There are a number of local shops and a Tesco supermarket nearby plus doctors surgery and other local amenities are available. Helsby has 2 primary schools and the well regarded Helsby High School. The road, rail and motorway networks allow access to many parts of the North West. Helsby railway station is within a ten minute walk with regular direct services to Chester, Warrington, Liverpool and Manchester.

TENURE

Freehold.

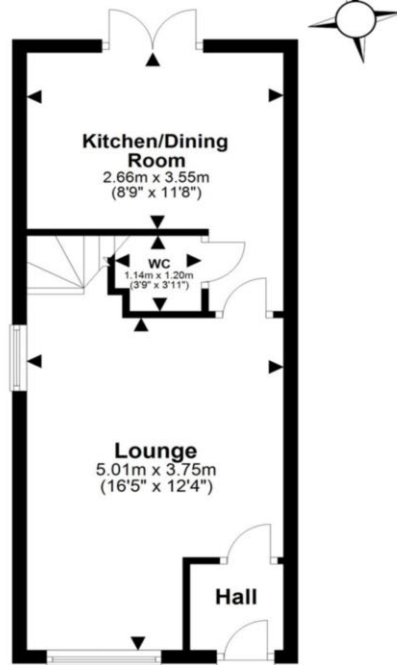
COUNCIL TAX

Band B. Cheshire West & Chester.

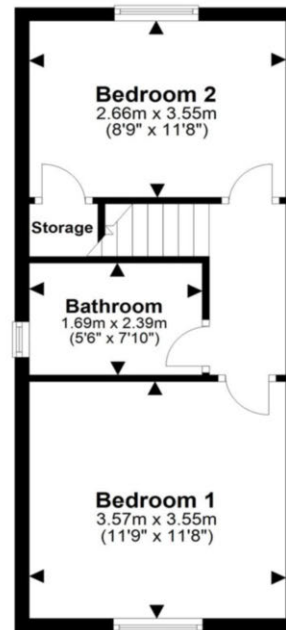
EPC RATING

Current B.

Ground Floor
Approx. 31.7 sq. metres (341.6 sq. feet)



First Floor
Approx. 32.0 sq. metres (344.4 sq. feet)



Total area: approx. 63.7 sq. metres (686.0 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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