



**GASCOIGNE
HALMAN**

TELEGRAPH WAY, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



TELEGRAPH WAY, HELSBY, FRODSHAM

Offers in Region of £310,000

A detached family home built in 2020 to a stylish design and quality specification. The property has well planned accommodation with three double bedrooms, two bathrooms and an enhanced and adapted ground floor to provide increased family living space and home office potential.

This is a modern, easy to manage and economical to run house offering accommodation ideally suited to both families and downsizers alike. It was built to an appealing design with quality materials and the exterior should offer years of virtually maintenance free living. Internally, the house has a fresh modern look and feel with tasteful decor and floor coverings.





The layout provides well balanced accommodation including an entrance hallway, a spacious lounge and cloakroom/WC. The open plan kitchen/dining room has fitted modern units, built in induction hob, extractor hood, oven, fridge/freezer and washing machine. Part of the garage has been converted to create a useful extra living space that can be used as a playroom, study and be adapted to suit individual needs. The remaining area of the garage is used for storage.

To the first floor, there are three excellent size double bedrooms and two bathrooms, one being en-suite. Gas fired central heating is installed with double glazed windows and high levels of thermal insulation resulting in an energy rating of B.

There is ample parking to the front and a garden to the rear featuring a wide patio area and lawn beyond.

LOCATION

The property is situated on a popular residential development in the heart of Helsby. There are a number of shops, a Tesco supermarket, doctors surgery and other local amenities nearby including the new Helsby Sports and Social Club. Helsby offers 2 primary schools and popular Helsby High School. The road, rail and motorway networks allow access to many parts of the North West and regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

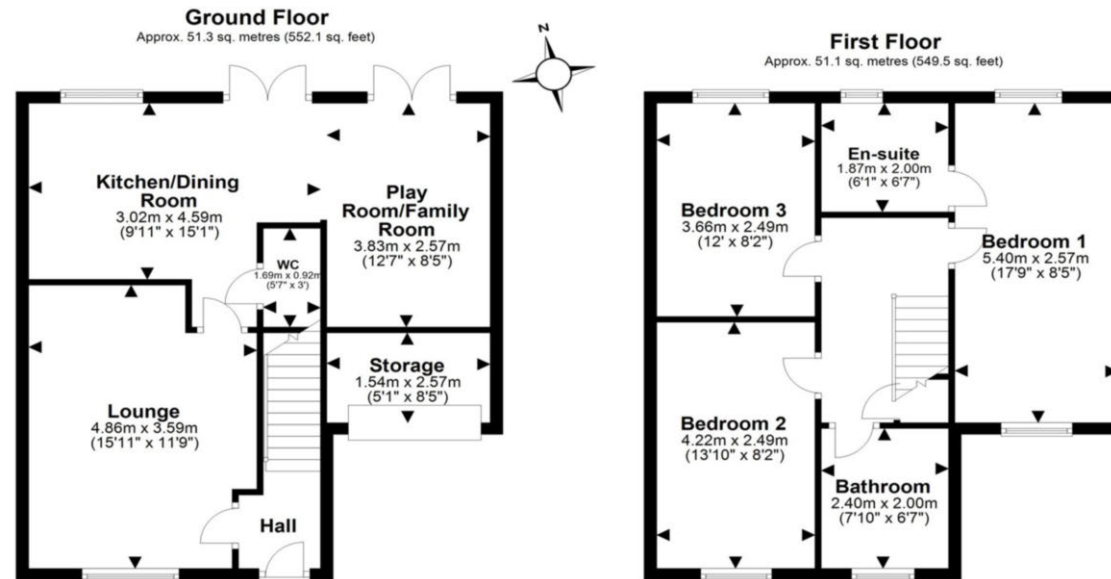
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current B



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