



**GASCOIGNE  
HALMAN**

PLOVERS LANE, HELSBY, A SUPERBLY PRESENTED  
DETACHED FAMILY HOME

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THE AREAS LEADING ESTATE AGENT



## PLOVERS LANE, HELSBY, A SUPERBLY PRESENTED DETACHED FAMILY HOME

**£380,000**

**A substantially improved, extended and enhanced detached family home within a sought after residential position, close to popular schools and Helsby Hill.**

The property is superbly presented throughout with an internal layout and configuration perfectly suited to modern life. Following significant financial investment, the present owners have created an impressive kitchen and family living/dining area.





The kitchen is fitted with quality cabinets and high grade appliances. It connects to a large living/dining room featuring a high vaulted ceiling, Velux windows and bi folding doors. It is a superb open plan space that provides the focal point of day to day living and opens to the South facing rear garden. There is another reception room, a hallway and cloakroom/WC and high quality flooring runs throughout the ground floor.



To the first floor are four bedrooms and a family bathroom. Double glazed windows are fitted and gas fired central heating is installed. There is an attached garage with a fitted utility area to the rear.

### LOCATION

The house enjoys an excellent position, on the edge of Helsby, close top open farmland and Helsby Hill. The location is ideal being just a short walk from Helsby Hillside Primary School and also Helsby High School. Helsby Hill and open countryside can also be accessed nearby. There are local shopping facilities available in Helsby and Frodsham is only a few minutes away by car. The road, rail and motorway networks allow access to the regions commercial centres with Chester, Warrington, Liverpool and Manchester all within daily commuting distance. Regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

### TENURE

Freehold.

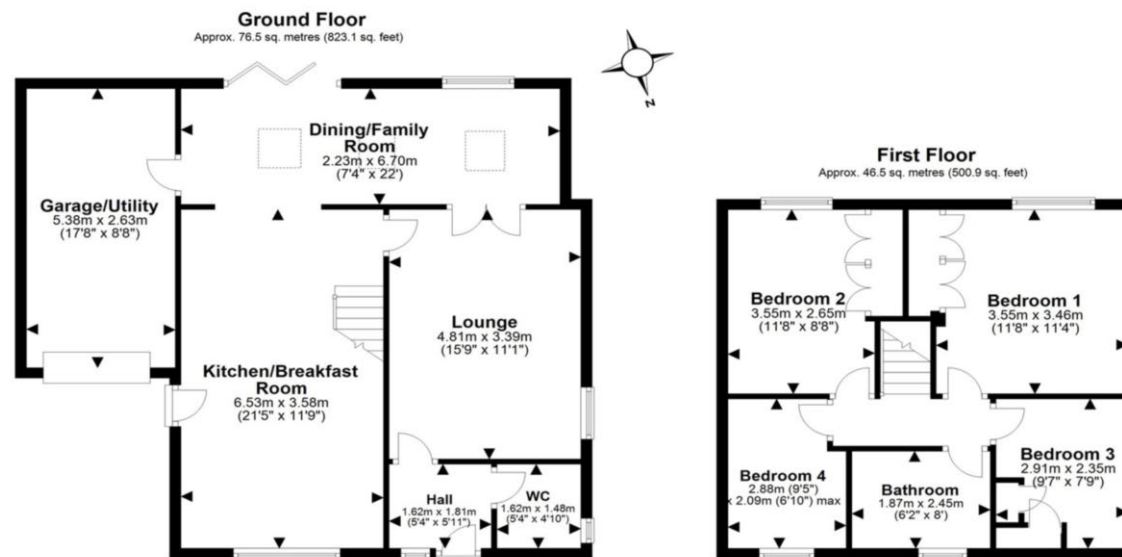
### COUNCIL TAX

Band D. Cheshire West & Chester.

### EPC RATING

Awaited.





Total area: approx. 123.0 sq. metres (1324.0 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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