



**GASCOIGNE  
HALMAN**

11 HILL VIEW AVENUE, HELSBY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## 11 HILL VIEW AVENUE, HELSBY, FRODSHAM

**£280,000**

**A 1930's built semi-detached family home with an extended, improved and well presented interior, lovely garden and plenty of off road parking making it ideal for modern day family living.**

Homes built in the 1930's were built using quality materials by skilled tradespeople. They are considered to be some of the sturdiest homes and remain in constant demand as a result.

This is a fine example of the period but many recent upgrades and enhancements have made it completely in tune with life in 2025.







The hallway has been enlarged to create a useful bootroom area. The large though lounge connects to the rear garden via patio doors. The open plan kitchen/dining room features a range of modern fitted cabinets and built in appliances. The garage has been converted to create a utility room and a separate home office so all in all, this is a home ticking lots of boxes for growing families. The first floor offers three bedrooms and a modern re-fitted bathroom.

There is a wide frontage and ample driveway parking. Useful covered storage is provided to the side and the rear garden provides an enclosed area for children to play and adults to enjoy.

## LOCATION

The property is situated within a sought after area of Helsby, convenient for access to local facilities and shops including a Tesco supermarket. The house is also within a few minutes walk from Horns Mill Primary School and close to open countryside. The road, rail and motorway networks allow easy access to many parts of the North West including Chester, Warrington, Liverpool and Manchester.

## TENURE

Freehold.

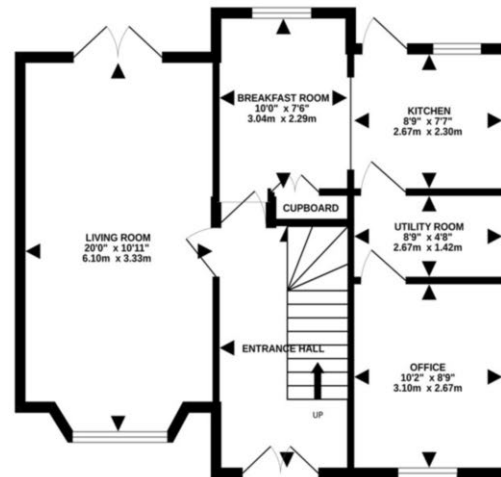
## COUNCIL TAX

Band C. Cheshire West & Chester.

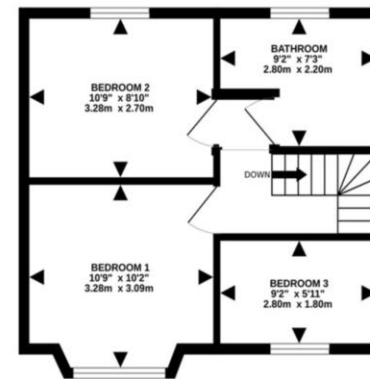
## EPC RATING

Current D.

GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FRODSHAM OFFICE

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