



**GASCOIGNE
HALMAN**

ROCKFIELD DRIVE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



ROCKFIELD DRIVE, HELSBY, FRODSHAM

Offers in the region of £300,000

Coming to the market for the first time since it was built in 1968, this much loved semi-detached family home enjoys a superb position, at the end of a sought after residential cul-de-sac, on the Helsby/Alvanley border, with large garden and panoramic views to the rear.

Offered with no onward chain, the property is immaculately presented throughout and ready for new owners to move in and enjoy from day one. Potential also exists for some updating and improvement allowing the future owners to personalise and to make it their own.





Due to the plot size and shape, there is also potential to extend the property, subject to any appropriate planning permission being obtained.

The ground floor consists of an entrance hall, lounge, dining room and a fitted kitchen. The first floor offers three bedrooms, two being good sized doubles and the third, a decent single. The bathroom is a great size.

Double glazed windows are fitted and gas fired central heating is installed.

Externally, there is ample driveway parking and a detached brick built garage and a carport. The large corner plot enjoys a sunny West facing aspect with panoramic views to The Welsh Hill and attracting incredible sunset views. The garden is predominantly laid to lawn with patio area and established hedges.

LOCATION

The property is set within a sought after residential cul-de-sac, on the edge of Helsby, close to the border with Alvanley. Open countryside and farmland are close by whilst a range of local facilities including a Tesco supermarket and good schools are within easy reach. The road, rail and motorway networks allow access to many parts of the North West. Regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

DIRECTIONS

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

GROUND FLOOR

RECEPTION 1

RECEPTION 2

KITCHEN

FIRST FLOOR

BEDROOM 1



Main area: Approx. 78.8 sq. metres (847.7 sq. feet)
Plus garages, approx. 18.6 sq. metres (199.9 sq. feet)

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