



**GASCOIGNE
HALMAN**

CHESTER ROAD, HELSBY

THE AREAS LEADING ESTATE AGENT



| A MODERN DETACHED HOUSE IN A POPULAR AREA OF HELSBY

CHESTER ROAD, HELSBY

£268,000

An attractive detached house, built in 2013, forming part of a small development of just 8 similar detached homes, in a much sought after area of Helsby, close to Helsby Hill and popular schools.

Such is the popularity of this small development, only one property has been sold since they were built in 2013. Our clients now need a larger home for their growing family but their decision to sell has been a difficult one as they love not just the house but the location and setting too. Hillside Primary school is literally a few steps away and Helsby High School a half mile along Chester Road. Some lovely walks along Helsby Hill are close by.





The house itself offers well designed accommodation with rooms sizes much larger than you'd expect when viewing from outside. The ground floor offers a hallway with cloakroom/WC, a spacious lounge and a large open plan kitchen/diner with fitted modern units and doors opening to the rear garden. To the first floor are three good sized bedrooms and two modern bathrooms, one being en-suite. The house has gas fired central heating, double glazing and modern insulation resulting in an EPC rating of C.

There is an enclosed rear garden with a views toward Helsby Hill. Parking is to the rear with an EV charging point.

LOCATION

The house enjoys an excellent position, just a short walk from Helsby Hillside Primary School and 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

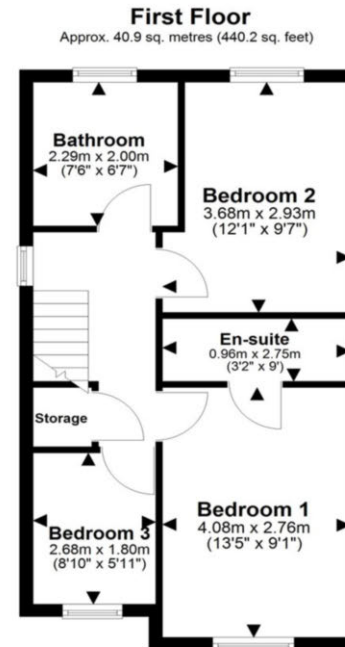
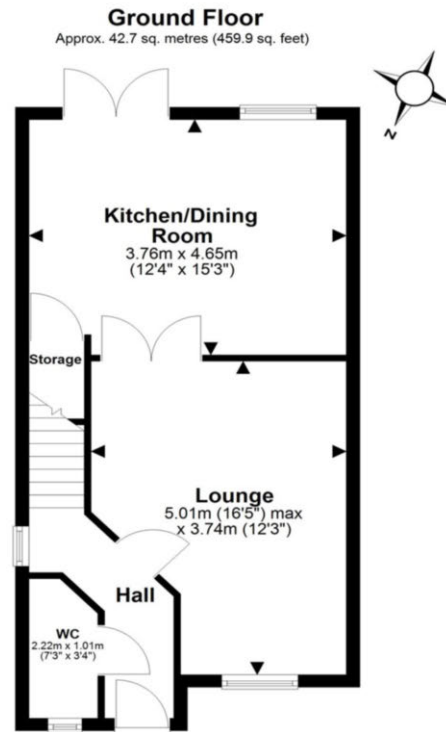
Freehold

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current C



Total area: approx. 83.6 sq. metres (900.1 sq. feet)

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