



**GASCOIGNE
HALMAN**

14 HALLASTONE ROAD, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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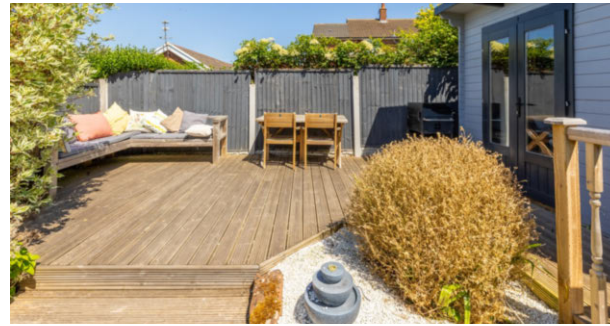
Offers in Region of £300,000

A semi-detached family home in a sought after location offering attractively presented, extended accommodation, good sized rear garden and a separate home office/studio.

The current owners bought the house in 2016 and have since then embarked on a a scheme of modernisation and enhancement making this home ready for new owners to move in and enjoy from day one.

Internally, the house has a welcoming modern look and the rear has a spacious open plan configuration, ideal for modern family life.





The layout includes an entrance hallway, lounge and a large kitchen/dining room with adjoining garden room. The first floor has three bedrooms and a modern bathroom. There are double glazed windows and a gas fired central heating system is installed.

An attached garage offers useful storage space and a separate, detached home office is located at the end of the good sized rear garden. This is ideal for home workers or those seeking space for hobbies and interests.

There is an attached garage

LOCATION

The property is situated within a sought after and well established residential area within walking distance of Helsby Hillside Primary School and Helsby High School. The location is also well placed for access to walks on Helsby Hill. Helsby has a selection of local shops and a Tesco supermarket and there are excellent recreational facilities area available in the area. The road, rail and motorway networks allow access to many parts of the North West.

TENURE

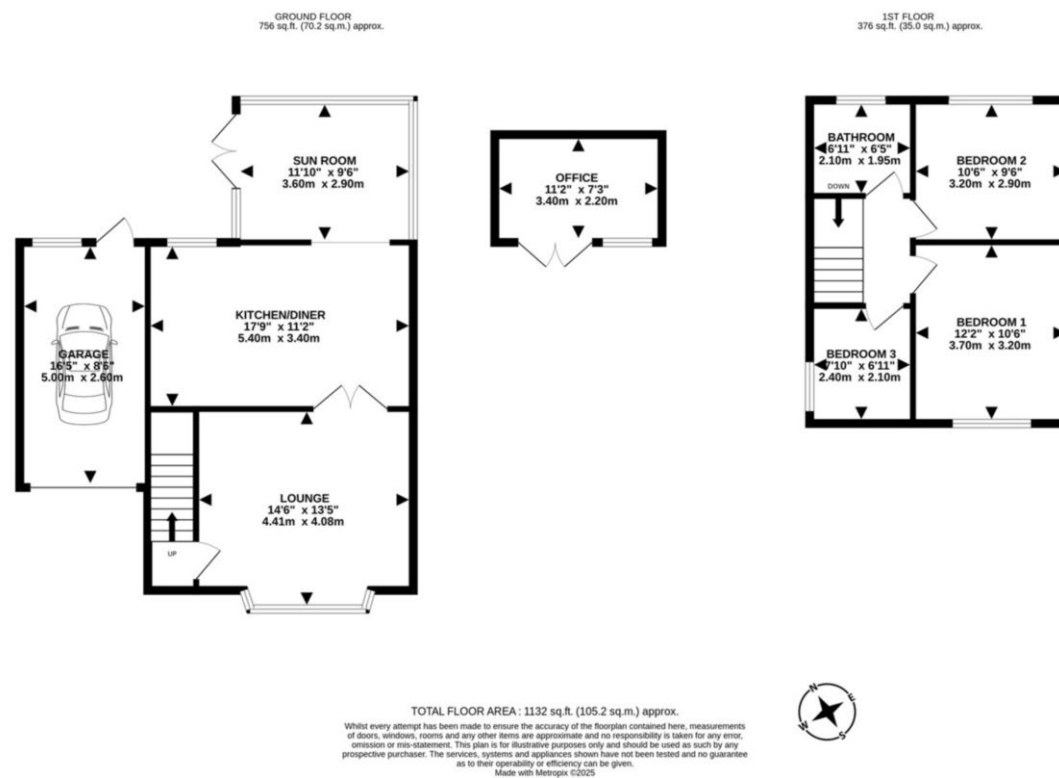
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited.



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FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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