



**GASCOIGNE
HALMAN**

LATHAM AVENUE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



LATHAM AVENUE, HELSBY, FRODSHAM

£280,000

An appealing 1930's built bay fronted semi-detached house, extensively refurbished, remodeled and enhanced in recent years perfectly blending the old with the new.

Built by reputable local builders, Clare and Ryder, this lovely home has recently been subject to a comprehensive programme of refurbishment and remodelling to create a smart and stylish home offering character and space.

The renovations have been completed to an excellent standard and included electrical rewiring and re-plumbing with a new central heating boiler, replastering, re-design of the kitchen, new quality cabinets and appliances fitted, new bathroom and complete internal redecoration.





The ground floor layout provides an entrance hall, a good sized lounge, a superb open plan kitchen/dining room with doors opening to the rear garden and a separate utility room. There are three good sized bedrooms to the first floor and a spacious bathroom with luxury fittings.

The property has a wide frontage with a garden area and driveway parking. A brick built single garage is provides useful storage and could accommodate a small vehicle. The low maintenance South facing rear garden is fully enclosed and offers a good degree of privacy with a deck seating area to enjoy afternoon sunshine.

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 within catchment for Helsby High School. Helsby is bordered by open countryside and there are some great local walks to be enjoyed including Helsby Hill and The Quarry Woodland park. The road, rail and motorway networks allow daily commuter access to many part of the North West. Regular direct rails services run from Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

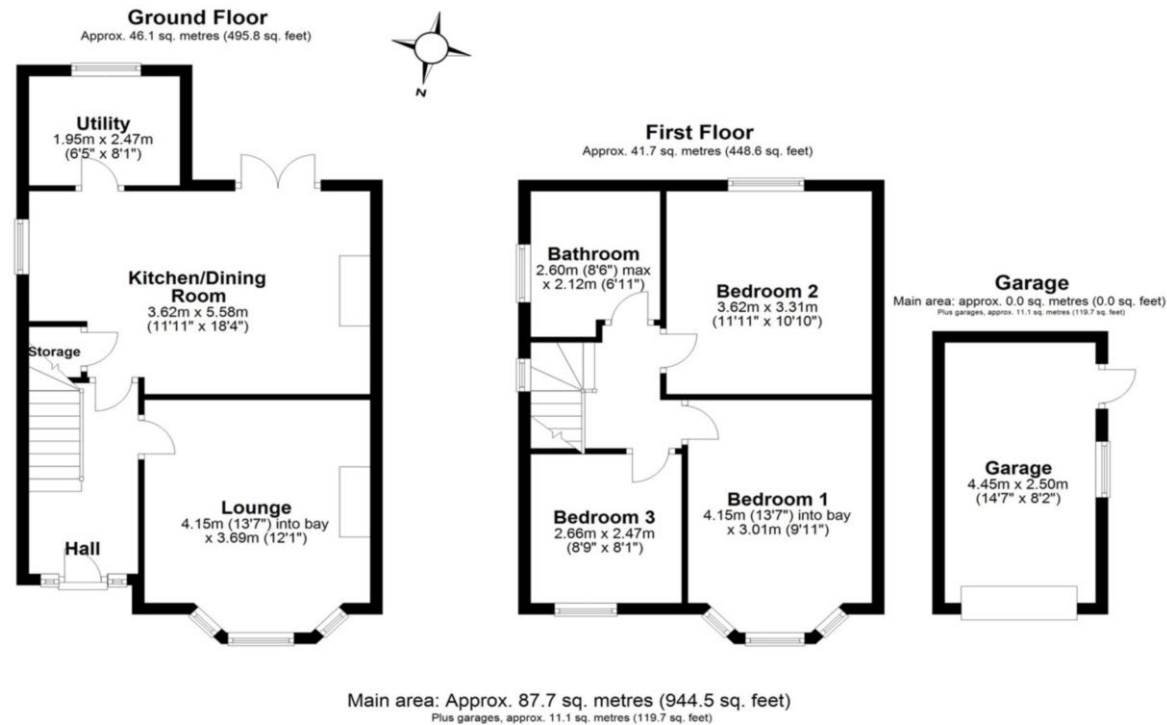
Freehold.

EPC RATING

Current E

COUNCIL TAX

Band C. Cheshire West & Chester.



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