



**GASCOIGNE  
HALMAN**

8 WROXHAM CLOSE, HELSBY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## 8 WROXHAM CLOSE, HELSBY, FRODSHAM

### Offers in Region of £350,000

**A detached family home in a popular cul-de-sac offering recently refurbished spacious accommodation, a good sized garden and a detached garage.**

The house was built in the late 1970's by a reputable Warrington based builder, Osborne and Co. The houses were built using good quality materials and offer accommodation with larger than average room sizes. This property has been subject to significant investment over the past three years and is now ready for new owners to move in without the need for additional investment.





The spacious, well presented ground floor has a modern open plan feel. The light and airy lounge is to the front of the house whilst an large open plan kitchen/dining room is at the rear with doors leading to the private West facing rear garden. The kitchen is fitted with stylish cabinets and with built in appliances.

To the first floor are three good sized bedrooms and a spacious and modern bathroom.



There are double glazed windows and gas fired central heating is installed.

The gardens extend to three sides making this one of the largest plots in the road. The rear garden enjoys a high level of privacy and a westerly aspect. There is ample driveway parking and a detached brick built garage.

### LOCATION

The property lies within a sought after cul-de-sac, in a well established residential area. The house is 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. Frodsham is a short car or bus ride away with a wide range of shopping and other facilities. The road, rail and motorway networks allow access to many parts of the North West. Train services run from Helsby to Chester, Warrington, Manchester and Liverpool.

### TENURE

Freehold.

### COUNCIL TAX

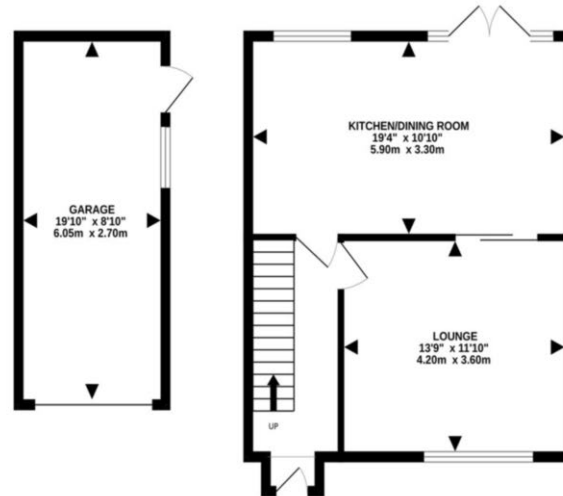
Band D. Cheshire West & Chester.

### EPC RATING

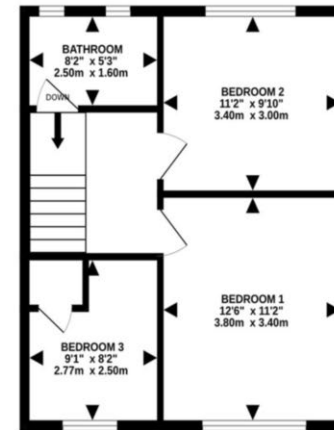
Current D.



GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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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