



**GASCOIGNE  
HALMAN**

LLOMOND, CRESCENT DRIVE, HELSBY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## LLOMOND, CRESCENT DRIVE, HELSBY, FRODSHAM

£565,000

**A unique and distinctive detached family home built in 1930, set in good sized, well established gardens offering accommodation retaining character features throughout with high quality upgrades and enhancements.**

This is a lovely property retaining many elements of its original age and construction creating a homely, welcoming atmosphere. Over recent years, the house has been subject to significant financial investment and improvement with great care being taken to retain and enhance where possible the character features and appeal of the 1930's period.

Since 2014, the extensive list of improvements includes a full electrical rewire, new heating system and boiler and many new bespoke double glazed windows incorporating leaded panels. The first floor has been redesigned to create a new en-suite shower room. This and the main bathroom have quality fittings and tiling.





The roof has been overhauled, chimneys refurbished and relined, insulation added and new gutters and downspouts fitted. The external render has been improved and repainted and the interior has been refurbished and redecorated with improvements completed to the beautiful original parquet and pine flooring.

The kitchen remains the only area of the house that remains unchanged and this gives new owners the opportunity to put their own stamp on the house and to make it theirs.

Externally, the house sits in a good sized, private corner plot. The gardens are enclosed by established hedges and with pedestrian access at the front from Crescent Drive and driveway access at the rear via Sandringham Avenue. There is ample parking at the rear and a garage with storage beneath. The gardens offer lawns and seating area and enjoy views to Helsby Hill.

### LOCATION

The property is located within a very popular area of Helsby, set amidst a selection of quality family homes. The position is convenient for access to a range of local services and popular schools including Helsby Hillside Primary School and Helsby High School. Helsby Hill is a few minutes walk away and offers excellent walking plus access to The Sandstone Trail and to Delamere Forest. The road, rail and motorway networks allow access to many parts of the North West with Chester, Warrington, Liverpool and Manchester all within daily commuting distance.

### TENURE

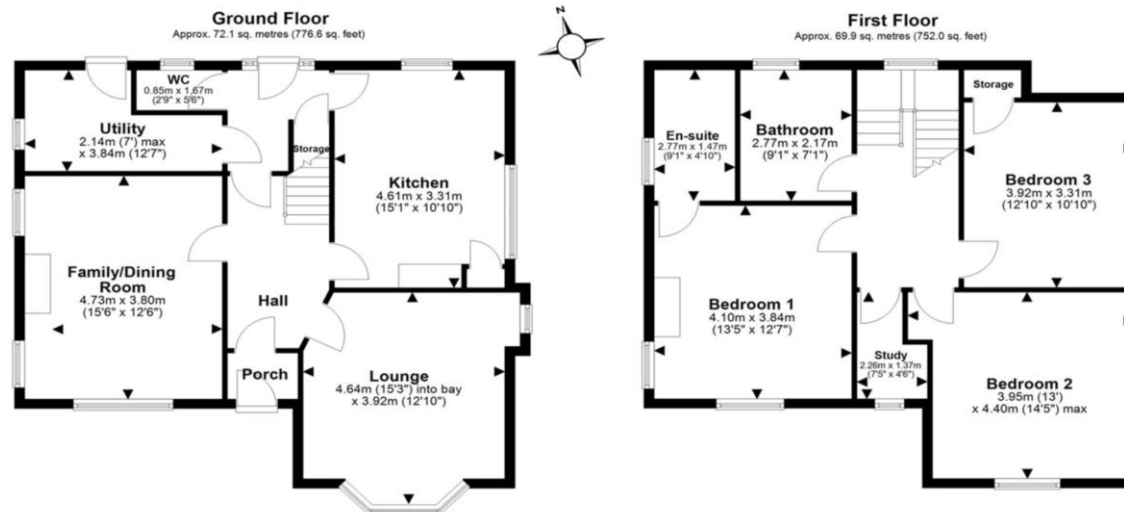
Freehold.

### COUNCIL TAX

Band F. Cheshire West & Chester.

### EPC RATING

Awaited.



Total area: approx. 142.0 sq. metres (1528.5 sq. feet)

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## FRODSHAM OFFICE

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