



**GASCOIGNE
HALMAN**

12 CROSLAND TERRACE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



12 CROSLAND TERRACE, HELSBY, FRODSHAM

£270,000

Beautifully presented garden fronted period end terraced property with spacious accommodation retaining character features throughout, set within a well established and much sought after residential area.

This is a home with character in abundance. It was built in 1895 for workers of the historic Helsby cable works and retains many original features. It has been extensively refurbished over the years with care being taken to retain and enhance the period features where possible. It is set back from the road with an attractive front garden and wooded aspect, the interior of the property combines the elegance and style of the late Victorian era with modern, tasteful decor.





There is an entrance hall, good sized lounge with fitted multi fuel stove, separate dining room, fitted kitchen complete with built in induction hob and oven. The first floor offers three double bedrooms, an en-suite shower room to the main bedroom and a separate family bathroom with modern suite. There are double glazed windows and a gas fired central heating system is installed. There is a walled courtyard to the rear and a brick built garage/store.

LOCATION

The house is situated within a popular and well established area of Helsby. There are local facilities available nearby including a Tesco supermarket and reputable schools in the village. Open countryside is also close by with walking on Helsby Hill on the doorstep. The road, rail and motorway networks allow access to the regions commercial centres. Regular, direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

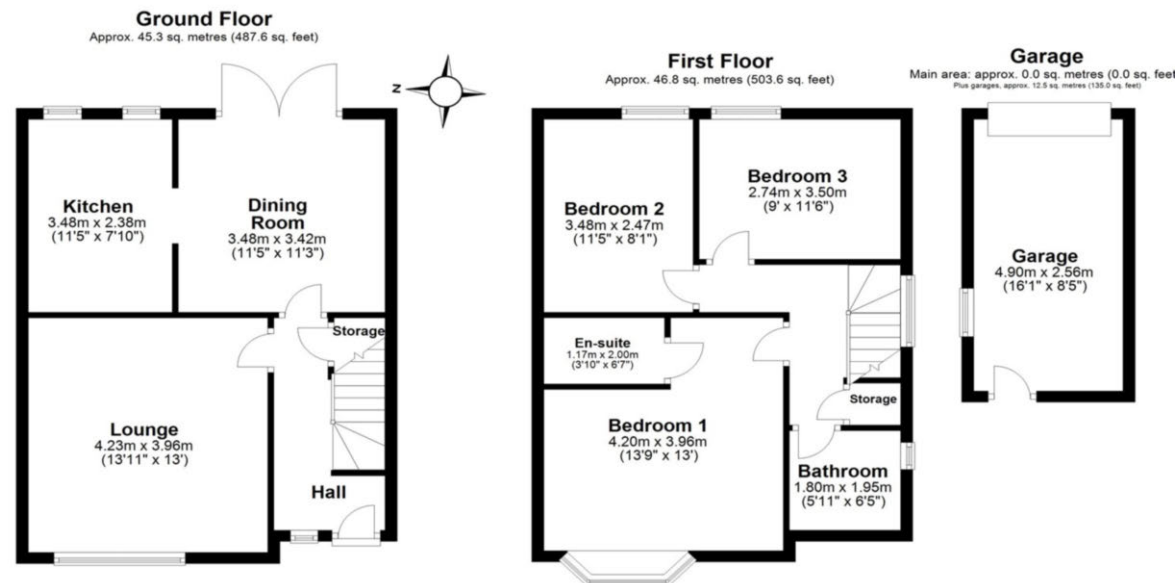
The property is leasehold for 999 years from 1895. Ground rent has not been collected for many years.

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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