



**GASCOIGNE  
HALMAN**

CROSLAND TERRACE, HELSBY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## CROSLAND TERRACE, HELSBY, FRODSHAM

**£220,000**

**A really attractive garden fronted character terraced cottage occupying an excellent position, in a well established and sought after residential area, with an outlook to the front onto a wooded area.**

This appealing late Victorian character mid terraced property offers an interior with a modern, bright feel and the added bonus of a front garden and walled rear courtyard.

The ground floor features a good sized lounge with feature fireplace. The kitchen/dining room is fitted with a range of modern units and a door leads out to a walled courtyard.





## DESCRIPTION

The first floor has two double bedrooms and a spacious bathroom complete with Victorian style bath and a separate shower.

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

A mature front garden provides a further space to sit and enjoy afternoon sunshine.

## LOCATION

The house is situated within a popular and well established area of Helsby and has an outlook to front onto a wooded area. There are local facilities available within walking distance nearby including a Tesco supermarket and there reputable schools in the village. Open countryside is also close by with walking on Helsby Hill and The Quarry Woodland Park on the doorstep. The road, rail and motorway networks allow access to the regions commercial centres with Chester, Warrington, Liverpool and Manchester within daily commuting distance.

## TENURE

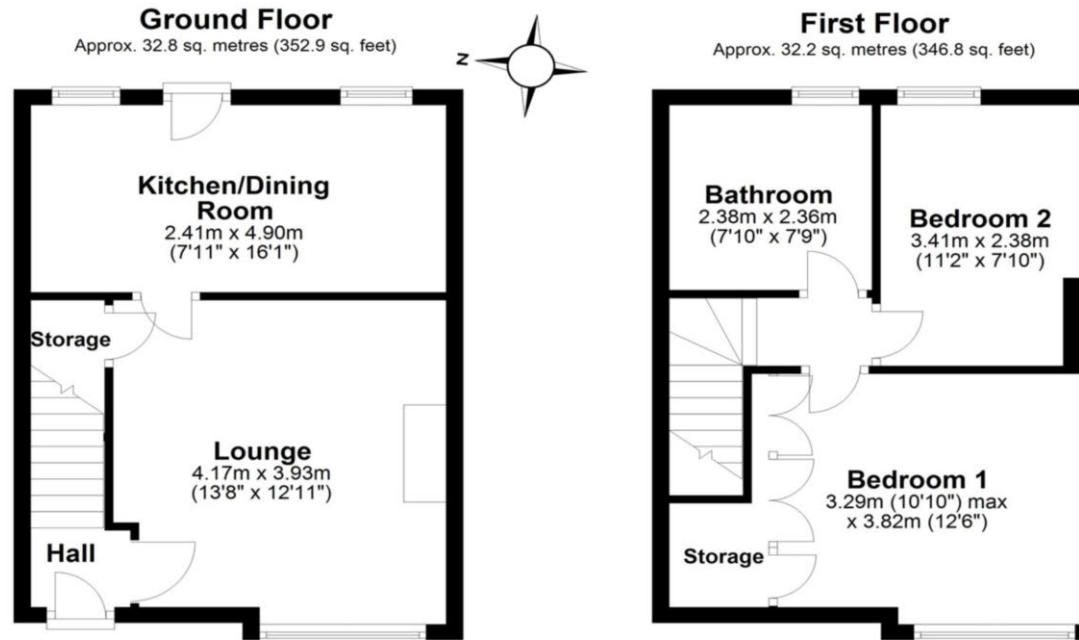
The property is leasehold for the remainder of an initial 999 year term from 1895. Ground rent has not been collected for many years.

## COUNCIL TAX

Band B. Cheshire West & Cheshire.

## EPC RATING

Current - D.



Total area: approx. 65.0 sq. metres (699.6 sq. feet)

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## FRODSHAM OFFICE

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