



**GASCOIGNE
HALMAN**

LANTIVET, NEMOS CLOSE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



LANTIVET, NEMOS CLOSE, HELSBY, FRODSHAM

£420,000

In a superb location, close to open countryside and excellent local facilities, this is a spacious, extended and updated semi-detached family home of considerable appeal.

The property offers an extended accommodation layout leading to a home that is both spacious and adaptable. The house has been updated and improved over recent years with an electrical rewire in 2015, new central heating boiler in 2021 and new kitchen and bathroom fittings in 2023.

The layout and configuration of the plot is such that the house is approached from the rear, off Nemos Close. There is extensive driveway parking and a single garage.





DESCRIPTION

Once inside, the interior layout includes a rear hallway with cloakroom/WC, rear hallway, inner hall, through lounge/dining room and a smart modern kitchen. The first floor has flexibility in abundance as there are five bedrooms and a luxury bathroom. There are double glazed windows and a gas fired central heating system is installed.

The garden is private and enclosed making it an ideal play area for children and adults too! There is a raised timber deck that attracts afternoon sunshine.

LOCATION

The location of the property is excellent. It lies on the Alvanley/Helsby border, close to open countryside and farmland. There are some lovely walks on the doorstep including Helsby Hill and Quarry Woodland Park. Alvanley village is less than a mile away with a popular village primary school and country pub. Helsby is also nearby with a range of local facilities and shops including a Tesco supermarket. Helsby High School is only a few minutes away by car. The road, rail and motorway networks allow daily commuter access to many parts of the North West. Direct, regular rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

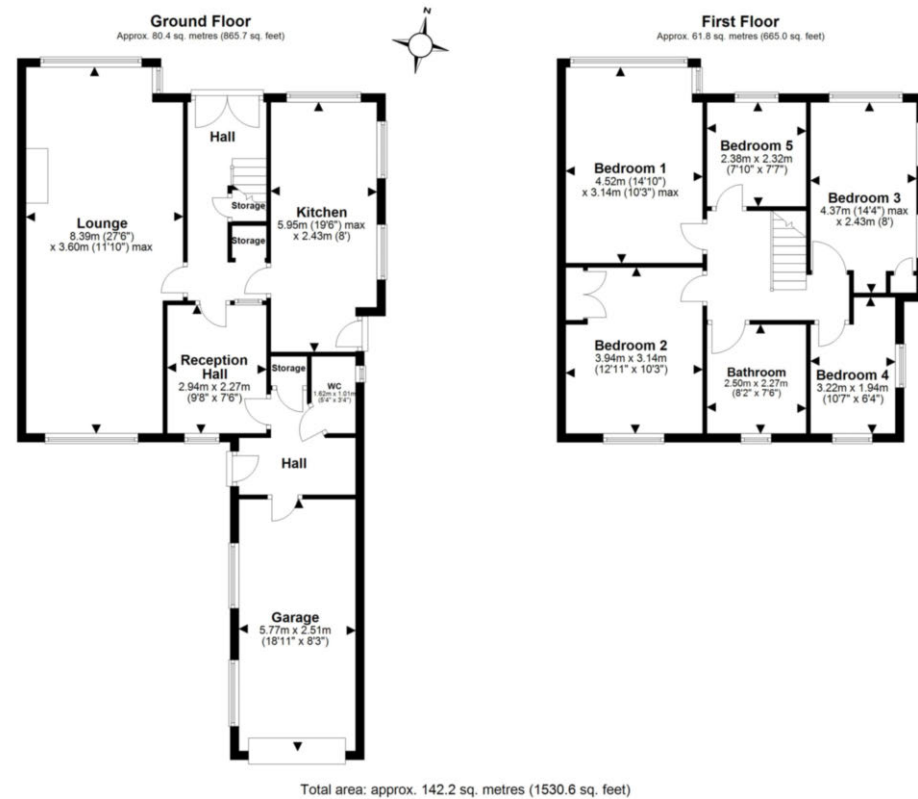
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current C.



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