



**GASCOIGNE
HALMAN**

CROSLAND TERRACE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



CROSLAND TERRACE, HELSBY, FRODSHAM

£270,000

Tucked away in a popular no through road yet convenient for access to local shops and facilities, this spacious family home offers tastefully presented accommodation with well proportioned rooms.

This easy to manage property enjoys an excellent position towards the end of a popular residential cul-de-sac and, at this competitive price point, will be an exciting option for a variety of buyers.

Couples and families alike will appreciate the secluded setting, convenient location and the well proportioned rooms that enjoy excellent natural lighting.

The ground floor includes an entrance hallway and a good sized living room. The dining room and kitchen are to the rear of the property and enjoy views onto the garden.





DESCRIPTION

Upstairs you'll find three good sized bedrooms and a recently re-fitted modern bathroom. There is useful loft storage and this also is home to a recently installed gas fired combi boiler.

There is driveway parking to the front and a garden area which attracts afternoon and evening sun and overlooks an area of woodland. The enclosed rear garden has lawn and patio areas.

LOCATION

The property enjoys a non estate position within a well established and popular area of Helsby. There are local shopping facilities nearby including a Tesco supermarket, dispensing chemist and fast food takeaways. There are schools for all age groups in Helsby with Horns Mill Primary School within walking distance. There are excellent recreational and leisure facilities in the area with open countryside and Helsby Hill nearby for leisurely walks and relaxation. The road, rail and motorway networks allow access to the regions commercial centres.

TENURE

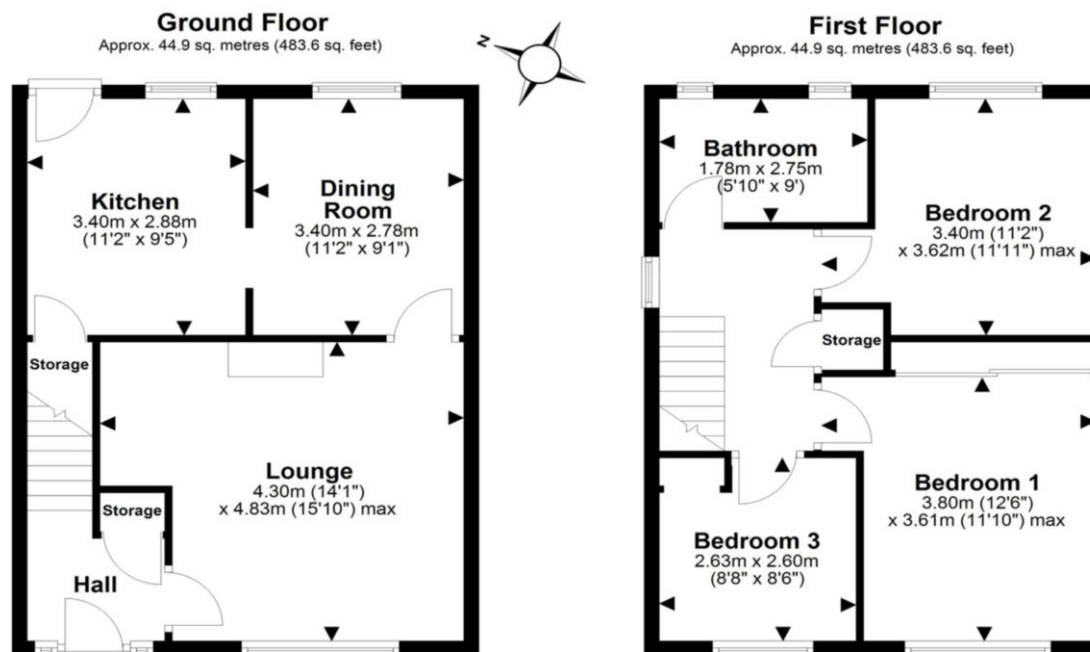
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current C.



Total area: approx. 89.9 sq. metres (967.2 sq. feet)

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