



**GASCOIGNE
HALMAN**

OLD CHESTER ROAD, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



OLD CHESTER ROAD, HELSBY, FRODSHAM

£550,000

A distinctive, substantial and individual family home with impressive, versatile accommodation, set on the lower slopes of Helsby Hill, with panoramic views of The Mersey Estuary.

This character semi-detached family home was built in 1912 and designed to take full advantage of its elevated plot with superb panoramic views to the front over The Mersey Estuary.

Our clients have enjoyed the house for over 40 years during which time they have continually invested, improved and upgraded the accommodation including a new roof in 2023.

The accommodation is arranged over three floors and extends to almost 1550 square feet, (144 sq m). The layout can be adapted to suit needs at different stages of life and flexibility to accommodate larger families and those with home working needs.





The property is approached over a private drive serving just four homes with footpath access leading on to Helsby Hill. There is a garage and driveway parking plus a good sized, well established garden. There are seating and patio areas to soak up the views and incredible sunsets.

Internally, the ground floor provides a lounge and a large open plan kitchen/dining room. This is the heart of the home with the dining area featuring a glass roof lantern and doors opening to the garden. The kitchen has fitted modern cabinets and spaces for appliances. There is also a ground floor cloakroom/WC. There are up to six bedrooms over the upper floors. The first floor has two double bedrooms but these are currently used as sitting and family rooms. From the rear room, an interconnecting study can be found. On the second floor are three good sized bedrooms and a modern bathroom. The views from all of the rooms are spectacular but particularly from the main bedroom. The loft is fully boarded and accessed via a retractable. This offers potential for use as a storage area or further home working space. Gas fired central heating is installed and double glazing fitted throughout.

LOCATION

The property is in a sought after area of Helsby with elevated panoramic views to the front and the woodland backdrop of Helsby Hill. A wide range of facilities are available locally. Helsby Hillside Primary School and Helsby High School are both within walking distance and a range of shops in Helsby and Frodsham cater for most day to day needs. The road, rail and motorway networks allow access to many parts of the North West with the regions commercial centres being within daily commuting distance.

TENURE

Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.

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FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Buildings, Church Street, Frodsham, WA6 7DW

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