



**GASCOIGNE
HALMAN**

KINGS DRIVE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



KINGS DRIVE, HELSBY, FRODSHAM

£265,000

A mature semi-detached family home in a popular area of Helsby offering accommodation with well proportioned rooms, a good sized rear garden, garage and plenty of parking.

A traditional well-built post war semi-detached house offering a layout well suited to modern family life.

The ground floor includes an entrance hallway and a spacious lounge. The kitchen/dining room runs open plan across the rear of the house with doors opening to the rear garden and a kitchen fitted with modern units.





DESCRIPTION

To the first floor are three good sized bedrooms and a smart, modern bathroom.

A large tandem garage is to the side offering scope for alternative uses (subject to planning). There is also ample off road parking at the front. The enclosed rear garden includes a area laid to lawn, timber deck and well stocked flower beds. There is a brick built outbuilding with useful storage and WC.

LOCATION

The house is within a sought after and well established area of Helsby. There are a range of local shops and facilities within walking distance and popular schools including Helsby Hillside Primary School and Helsby High School. There is a Tesco superstore nearby and excellent recreational facilities in the area. Frodsham is only a short drive away with a wider and more varied range of shops and services. Helsby Hill and open countryside are nearby whilst 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

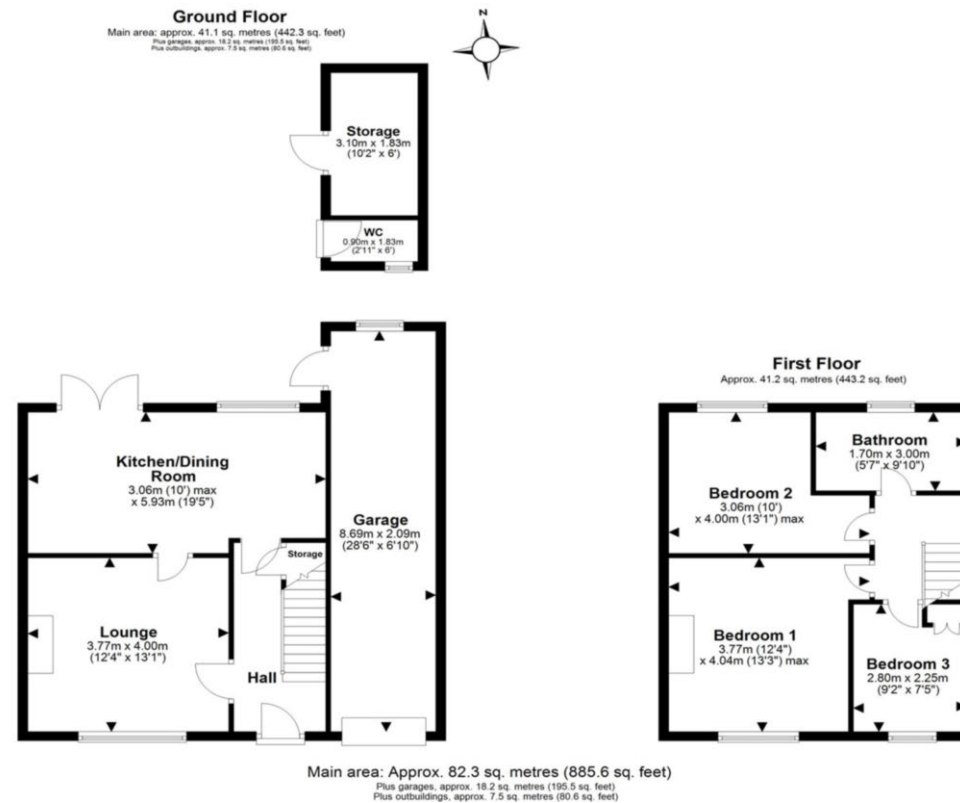
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D.



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