



**GASCOIGNE
HALMAN**

BATES LANE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



BATES LANE, HELSBY, FRODSHAM

Offers in Region of £350,000

Set on a popular lane, close to Helsby Hill and open countryside, this mature, well built detached bungalow offers great potential for updating, improvement and possible development, subject to planning.

This property has been owned by the same family for over 60 years and is one of the last homes in the area that has not been modified. This emphasizes what a unique buying opportunity this is and a chance for new owners to invest and create their forever home.

The property was built in 1955 by a highly regarded local builder, Alec Garner and it has been much loved ever since. When compared to modern standards, it is now somewhat dated but this creates enormous and exciting scope to modernize and enhance. There is also, subject to planning, the potential to extend the house, as has been the case with many similar nearby properties.



The property enjoys a prime position, slightly elevated from the lane and set in mature gardens. There is ample off road parking and a detached brick built garage.

Inside, there are two living rooms, a kitchen, two double bedrooms and a bathroom. The rooms in this bungalow are notable for having high ceilings and the nature of it's constructions means that the loft is an large space, ideal for storage and ripe for conversion, subject to obtaining any necessary planning consents and building regulation approval.

LOCATION

The property is situated within a much sought after area of Helsby, on a popular lane known for it's mixture of attractive and individual character homes and close proximity to open countryside. There are some lovely country walks on the doorstep including Helsby Hill and The Sandstone Trail.

Helsby Hillside Primary School and Helsby High School and both within a few minutes walk of the property. There are shops within Helsby and a Tesco supermarket whilst Frodsham is only a few minutes away by car with a good selection of shops, bars and restaurants. The road, rail and motorway networks allow access to many parts of the North West. Chester, Warrington, Liverpool and Manchester are all within daily commuting distance.

TENURE

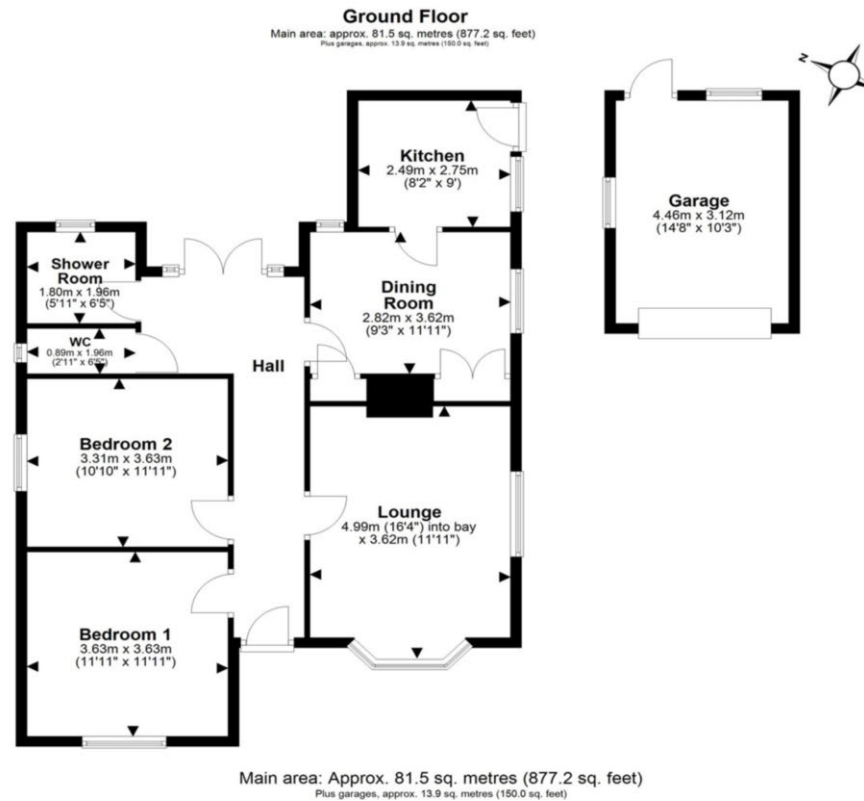
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.



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