



**GASCOIGNE
HALMAN**

PORTLAND PLACE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



PORTLAND PLACE, HELSBY, FRODSHAM

£500,000

Set in a highly sought after area of Helsby and enjoying excellent open views of Helsby and Frodsham Hills, a comprehensively refurbished detached bungalow with impressive, spacious accommodation.

This is an exceptional detached bungalow offering accommodation that has been comprehensively and thoughtfully refurbished over the past few years, presenting a property with a new home feel that is ready for its next owners to move in and enjoy from day one.

It enjoys a delightful setting with private gardens to both the front and rear, each offering captivating, far-reaching views towards Helsby Hill at the front and over Woodhouse and Fox Hills towards Frodsham at the rear.





DESCRIPTION

Internally, the accommodation has a genuinely spacious feel offering with very well proportioned rooms and high ceilings. There are large windows allowing plenty of natural light to flood in and to take full advantage of the open views. All windows were replaced in 2023 with stylish, high quality and efficient double glazed units.

There are numerous features of merit throughout the property including an adaptable, versatile layout. It starts with a superb reception hall. This area can be adapted for a variety of uses including a study space or dining area. The design of the property may offer scope for the loft to be converted and sufficient space is available within the hall for a staircase to be installed. This would of course be subject to seeking planning permission and building regulation approval.

There is a large lounge with patio doors to the rear and a fitted log burning stove. The kitchen is of excellent proportions, has fitted cabinets and a breakfast area with fitted bench seating. A separate utility area and cloakroom/WC provide extra convenience, useful storage and space for laundry appliances. There are three large double bedrooms (one is currently used as a formal dining room), and a spacious shower room with high quality fitments and tiling. Gas fired central heating is installed.

There is an integral garage and driveway parking for numerous vehicles. The neatly tended gardens include lawns, patio areas and established borders.

LOCATION

The property is situated within a sought after and well established area of Helsby, close to Helsby Hill and within walking distance of popular schools. Helsby offers a range of local facilities and a Tesco supermarket whilst Frodsham is only a few minutes away by car. Highly rated Helsby Hillside Primary School and Helsby High School are both within walking distance. There are excellent recreational and leisure facilities in the area and open countryside is almost on the doorstep. The road, rail and motorway networks allow access to many parts of the North West.

TENURE

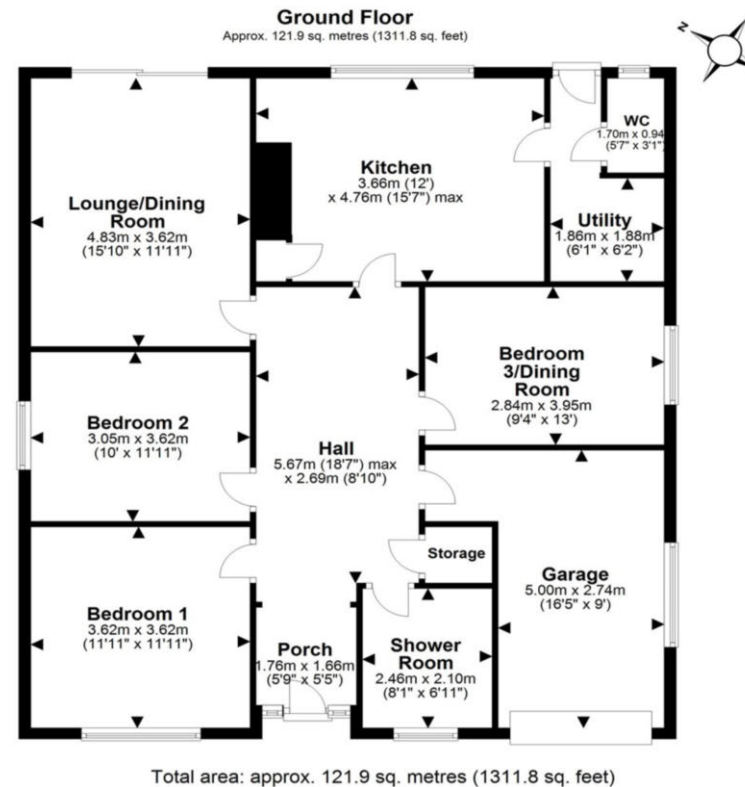
Freehold.

COUNCIL TAX

Band E.

EPC RATING

Current D.



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