



**GASCOIGNE
HALMAN**

CALLENDER GARDENS, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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£265,000

An ideal family home offering spacious and flexible accommodation arranged over three floors and extending to over 1400 sq ft. The design provides adaptable rooms with a various options to suit a wide range of buyer needs.

Built in 2006 by Persimmon Homes, the accommodation layout includes, to the ground floor, an entrance hall, cloakroom/WC and a spacious room that can be used as a family room/home office or as a further bedroom if required.





DESCRIPTION

The first floor is where the primary living accommodation is located. There is a large lounge/dining room with Juliette balcony to the rear. This room opens to a spacious kitchen/dining room. The kitchen is fitted with a range of units and has a fitted gas hob, electric oven and dishwasher.

The second floor offers three good sized bedrooms plus two modern bathrooms, one being en-suite. The house has double glazed windows and a gas fired combination central heating/hot water system is installed.

There is an integral garage which is large enough to accommodate a car and still provide some additional storage/utility space. Driveway parking is available at the front and there are visitor spaces close by. An enclosed garden is found at the rear.

LOCATION

The property forms part of the popular Mere's Edge development. It is convenient for access to a wide range of local services and a Tesco supermarket is nearby. There are shops, schools and recreational facilities all within walking distance. Helsby lies close to open countryside and Helsby Hill offers some lovely walks. There are schools for children of all age groups nearby and the house lies within the catchment for Helsby High School. The road, rail and motorway networks allow access to many parts of the North West.

TENURE

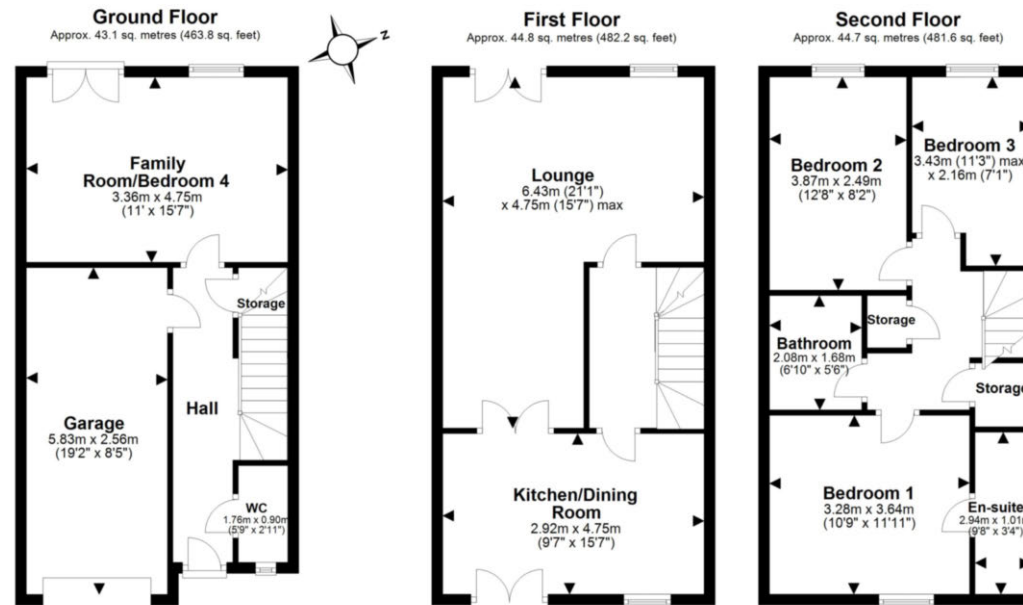
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 132.6 sq. metres (1427.6 sq. feet)

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