



**GASCOIGNE
HALMAN**

THE ROCK, HELSBY, CTAX:D - AN IMPRESSIVE SEMI-DETACHED
FAMILY HOME WITH FIVE BEDROOMS AND TWO BATHROOMS

THE AREAS LEADING ESTATE AGENT



THE ROCK, HELSBY, CTAX:D - AN IMPRESSIVE SEMI-DETACHED FAMILY HOME WITH FIVE BEDROOMS AND TWO BATHROOMS

£350,000

This is a must view family home offering accommodation with space and flexibility in abundance. Situated in a much sought after area on the edge of Helsby, this property will be ideal for larger families and home workers.

Demand for homes offering adaptable accommodation has increased significantly over recent years fueled by growth in home working, multi generational and extended family living.

This property provides the potential to fit the needs all of the above and more with a layout and design that can be adapted to suit a wide range of buyers needs.

It is arranged over three floors and extends in total to over 1660 square feet (155 sq m).





DESCRIPTION

The ground floor offers two separate good sized living rooms and a spacious kitchen/breakfast room. The first floor offers three double bedrooms and a luxury bathroom and on the second floor, there are two further double bedrooms and a shower room.

There are double glazed windows throughout and gas fired central heating is installed.

Externally, there is a private garden area with lawn and decking and to the rear, driveway parking and a further garden area.

LOCATION

The house is on the edge of Helsby, on the border with Alvanley, adjacent to open farmland. This is a semi-rural setting with numerous country walks on the doorstep including Helsby Hill and Quarry Woodland Park. Helsby has a range of local facilities and shops including a Tesco supermarket, chemist, food takeaways and public houses. There are good schools in the area and Helsby High School is only a few minutes away by car. The road, rail and motorway networks allow access to many parts of the North West with regular, direct rail services to Chester, Warrington, Liverpool and Manchester.

TENURE

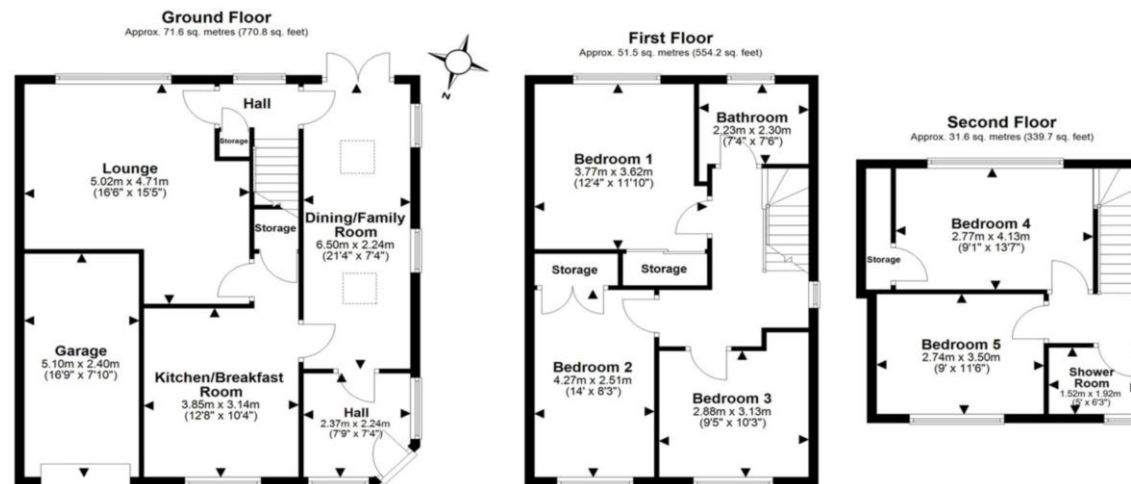
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current D.



Total area: approx. 154.7 sq. metres (1664.8 sq. feet)

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