



**GASCOIGNE  
HALMAN**

CABLE DRIVE, HELSBY, FRODSHAM

---

THE AREAS LEADING ESTATE AGENT



## CABLE DRIVE, HELSBY, FRODSHAM

**£325,000**

**Built in 2015, this smart and stylish detached family home enjoys a great position on this popular development and offers well designed accommodation with modern quality fittings throughout.**

The house was built by a family owned building company, Lancet Homes, in 2015. It is a home of an appealing modern design with well planned accommodation arranged over a three floor layout.

The ground floor offers a well proportioned lounge and a spacious kitchen/breakfast room fitted with modern units. There are bi folding doors and Velux windows allowing plenty of natural light to flood in and an ideal indoor/outdoor living in warmer weather. There is also a cloakroom/WC on the ground floor.





## DESCRIPTION

To the first floor are three bedrooms, one with an en-suite and a family bathroom. The large main bedroom, a spacious en-suite shower and a large storage cupboard/wardrobe occupy the entire second floor creating a space for privacy and relaxation.

There is a brick built single garage, driveway parking and EV charging point. The enclosed South facing rear garden has a patio area and maintenance free artificial lawn.

## LOCATION

The property enjoys an excellent position on this popular and maturing development. It is set off the road and has an open outlook to the front over a nature pond and Helsby Hill in the distance. There are a variety of shops, Tesco supermarket, doctors surgery and other local amenities nearby. There are two popular primary schools and Helsby High School. The road, rail and motorway networks allow access to many parts of the North West and regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

## TENURE

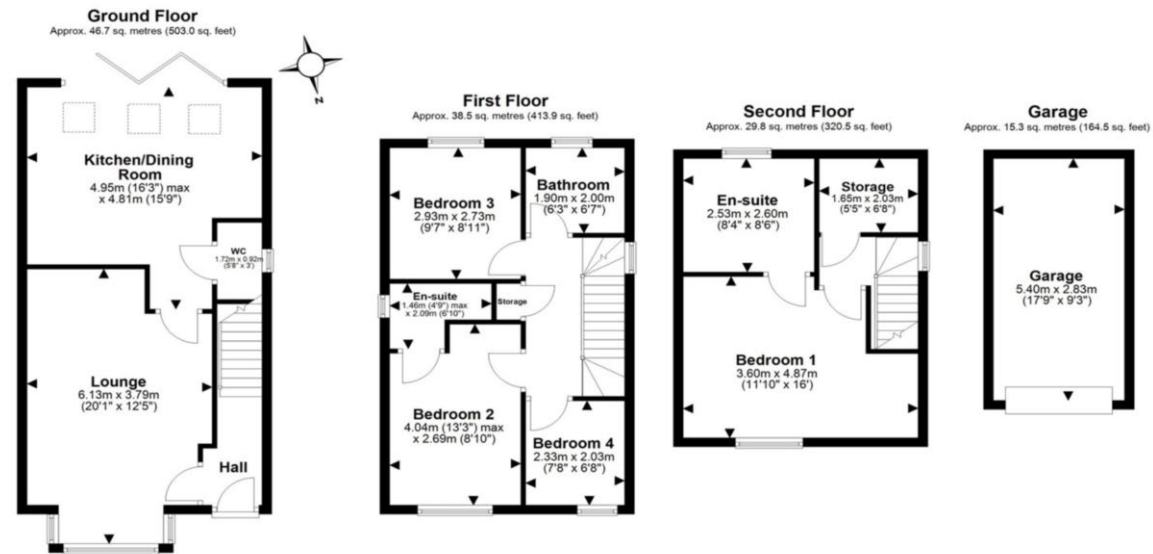
The property is Leasehold for the residue of an initial 999 year term from 2015. Ground rent is £250 per year.

## COUNCIL TAX

Band D. Cheshire West & Chester.

## EPC RATING

Current B.



Total area: approx. 130.2 sq. metres (1401.9 sq. feet)

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Buildings, Church Street, Frodsham, WA6 7DW

**GASCOIGNE  
HALMAN**