



**GASCOIGNE
HALMAN**

18 RYDAL GROVE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



18 RYDAL GROVE, HELSBY, FRODSHAM

£285,000

An impeccably presented, significantly upgraded and enhanced semi-detached house with South facing garden and separate home office/studio.

A hugely appealing bay fronted semi-detached family home built by reputable local builders, Clare and Ryder. Since 2017, the property has been comprehensively refurbished throughout with care taken to retain traditional character features, now blended with modern, tasteful decor.





The list of works completed is extensive and includes re-modelling of the ground floor creating a modern and bright open plan layout. High quality upgrades have been given to the kitchen and bathroom and complete internal redecoration has been completed. The driveway has been relaid creating plenty of parking and a substantial timber home office/studio has been built at the rear.

LOCATION

The property is situated within a sought after cul-de-sac, in a well established area of Helsby, convenient for access to local facilities and shops including a Tesco supermarket. The house is also within a few minutes walk from Horns Mill Primary School and close to open countryside. The road, rail and motorway networks allow daily commuter access to many part of the North West including Chester, Warrington, Liverpool and Manchester.

TENURE

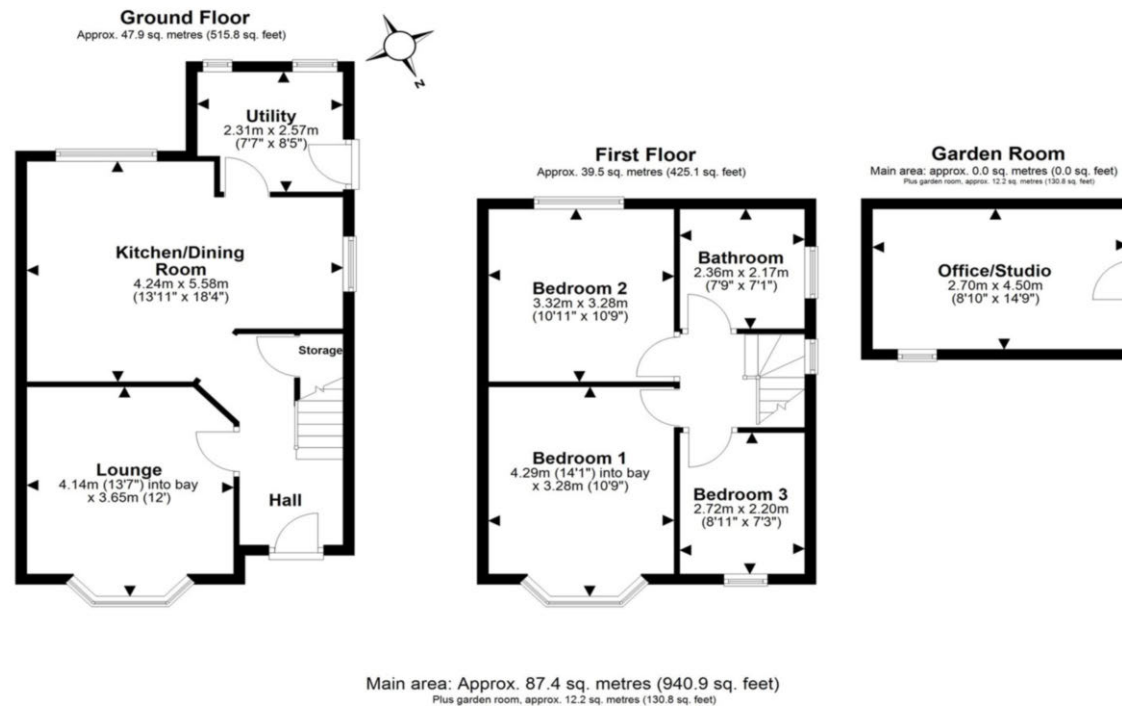
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current E.



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