



**GASCOIGNE
HALMAN**

1 TELEGRAPH WAY, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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Shared Ownership £78,000

Offered for sale via a 30% Shared Ownership scheme via Riverside Housing, this smart, modern semi-detached house provides easy to manage and economical to run accommodation.

Built in 2019/2020 to an appealing design and quality specification, this semi-detached house enjoys an excellent position on the edge of this popular modern development.

The well planned accommodation is light and airy and is tastefully presented throughout. The interior layout includes an entrance hall with cloakroom/WC, a spacious lounge and a kitchen/dining room with a range of modern units and built in appliances including an electric hob, oven, extractor hood and fridge/freezer.



DESCRIPTION

The first floor offers three bedrooms and two bathrooms with the largest bedroom having an en-suite shower room. There are double glazed windows and a gas fired central heating system which, together with high standards of thermal insulation results in an efficiency rating of B. There is a private rear garden and driveway parking to the rear.

LOCATION

The property is situated on a popular residential development in the heart of Helsby. There are a number of shops, a Tesco supermarket, doctors surgery and other local amenities nearby including the new Helsby Sports and Social Club. Helsby offers 2 primary schools and popular 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.

SHARED OWNERSHIP/SERVICE CHARGE/LEASE

The property is offered for sale by way of a 30% shared ownership agreement with Riverside Home Ownership. All potential buyers must be approved by Riverside Home Ownership prior to any offer being accepted. A monthly rent charge is payable to Riverside Home Ownership of £362. A further £43 per month is payable for service charge, insurance, management charge and communal grounds maintenance.

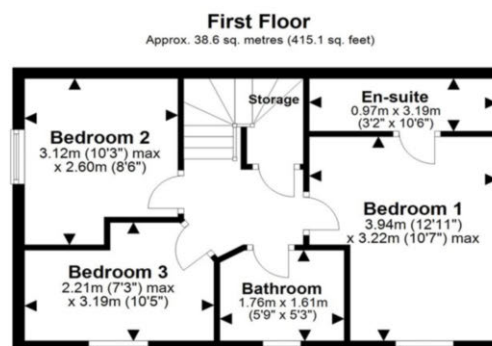
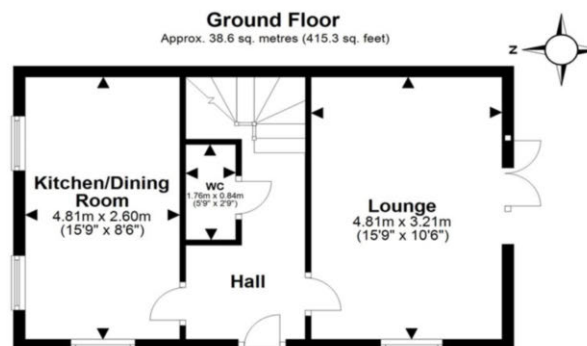
The property is leasehold for the remainder of an initial 125 year term from 1st October 2019. No ground rent is payable.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current B



Total area: approx. 77.1 sq. metres (830.4 sq. feet)

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