



**GASCOIGNE
HALMAN**

2 BACK CROSLAND TERRACE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



2 BACK CROSLAND TERRACE, HELSBY, FRODSHAM

£225,000

A character late Victorian terraced house, tucked away in a pretty backwater, convenient for local facilities and access to Helsby Quarry Nature Reserve.

Built around 1895, the property retains the style and character of the period with spacious rooms, high ceilings and a solid durable feel. The house has been updated and improved over recent years and provides accommodation that is ready to be enjoyed from day one.





The layout comprises of an entrance hall with cloakroom/WC, a well proportioned lounge with log burning stove and a large open plan kitchen/dining room. There are fitted modern units and tan authentic Victorian period range fireplace.

To the first floor are three spacious double bedrooms and a bathroom with a modern fitted suite. The property has double glazed and gas fired central heating is installed.

A walled yard to the rear attracts afternoon sunshine and has attractive stone effect paving. There is street parking available to the rear of the house.

LOCATION

The house is tucked away in a quiet, secluded position, within a popular and well established area of Helsby. A wide range of local facilities are available nearby including a Tesco supermarket and popular primary schools. Helsby Quarry Nature Reserve and access to Helsby Hill is located nearby, off Robin Hood Lane. The road, rail and motorway networks allow access to many parts of the North West and beyond.

TENURE

The property is Leasehold for the residue of an initial 999 year term from 1895. Nominal ground rent is payable but hasn't been collected for many years.

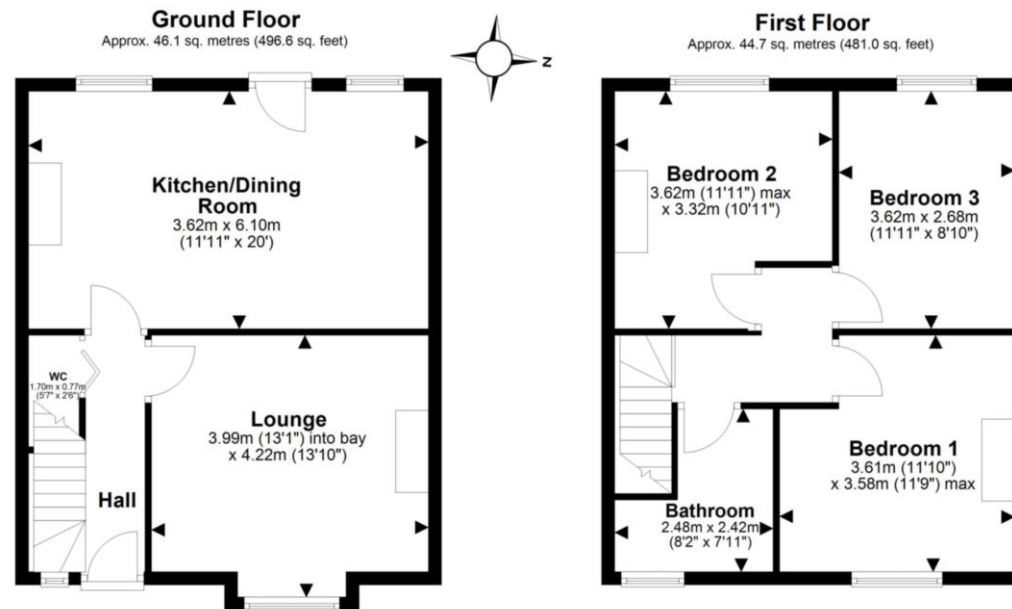
COUCIL TAX

Band B. Cheshire West & Chester.

EPC RATING

Current C.





Total area: approx. 90.8 sq. metres (977.5 sq. feet)

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