



**GASCOIGNE  
HALMAN**

PLOVERS LANE, HELSBY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## PLOVERS LANE, HELSBY, FRODSHAM

**£190,000**

**Offered with the benefit of no onward chain, this easy to manage and economical to run property would be an ideal first home and perfect for downsizers too.**

The accommodation is well presented throughout having been recently redecorated and is being sold with newly fitted carpets and floorings. It offers an entrance hallway, a lounge and a conservatory currently used as a dining room. The kitchen is set to the front of the house and has fitted oak cabinets, worktops and has a appliances including a gas hob, electric oven, fridge/freezer, washing machine and a dishwasher.

The first floor has two bedrooms and a recently re-fitted modern bathroom.







## DESCRIPTION

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

The gardens have been designed for ease of maintenance. There is a gravel area and driveway parking at the front. The enclosed West facing rear garden includes a deck seating area, further gravel area and a garden shed.

## LOCATION

The house is just a few minutes walk from Helsby Hillside Primary School and Helsby High School. Helsby Hill and open countryside can also be accessed nearby. There are local shopping facilities available in Helsby and Frodsham is 2 miles away with a wide range of shops, cafes, bars and restaurants. The road, rail and motorway networks allow access to the regions commercial centres with Chester, Warrington, Liverpool and Manchester all within daily commuting distance.

## TENURE

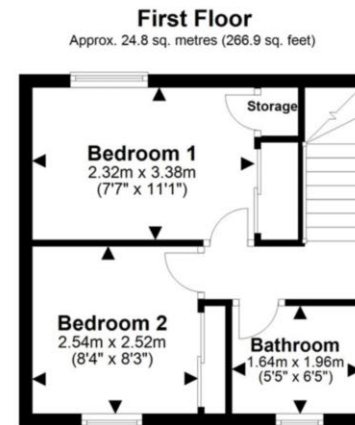
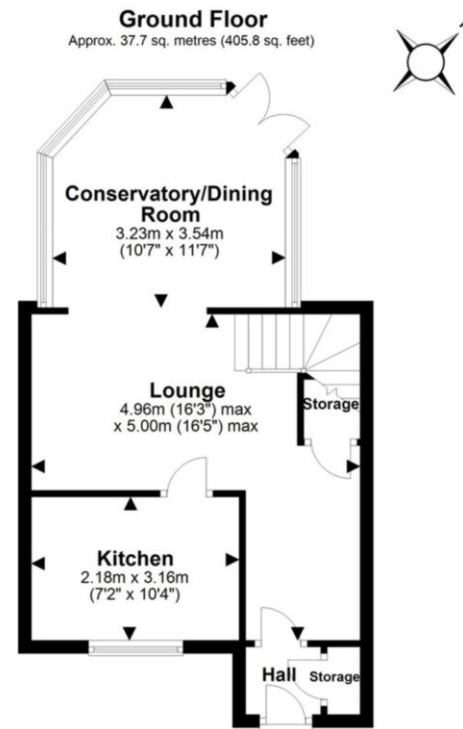
Freehold.

## COUNCIL TAX

Band B. Cheshire West & Chester.

## EPC RATING

Current D.



Total area: approx. 62.5 sq. metres (672.7 sq. feet)

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## FRODSHAM OFFICE

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