



**GASCOIGNE
HALMAN**

NEWFIELD TERRACE, HELSBY

THE AREAS LEADING ESTATE AGENT



| A CHARACTER MID TERRACED HOUSE IN A POPULAR AREA

NEWFIELD TERRACE, HELSBY

£160,000

Built in 1909, this attractive mid terraced house represents a great opportunity for first time buyers. It offers a bright and spacious interior retaining some character features and has a private walled courtyard to the rear enjoying a sunny aspect.

The accommodation features an entrance hallway and a large, open plan lounge/dining room. This was originally two separate living rooms, now connected by an open archway.

There are double doors opening onto the rear courtyard. The kitchen has a range of modern units and includes a built in gas hob and an electric oven.



There are two double bedrooms on the first floor and a bathroom with a fitted modern suite including a bath and separate shower cubicle.

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

LOCATION

The house is located within a small secluded cul-de-sac of similar character homes within a popular and well established area of Helsby. A wide range of local facilities are available nearby including a Tesco supermarket and primary schools. Open countryside is close with walking on Helsby Hill and Quarry Woodland Park. There are excellent transport links to many areas of the North West with regular public transport services running through Helsby to Chester and Warrington with trains running to Chester, Warrington, Liverpool and Manchester. Local access points to the motorway network are a few minutes away enabling access to the regions commercial centres.

DIRECTIONS

From the centre of Frodsham, proceed along Main Street, A56, and follow into Chester Road. Continue to Helsby and past Helsby High School. Continue through Helsby and turn left into Robin Hood Lane. Newfield Terrace is on the right hand side.

TENURE

The property is Leasehold for the remaining term of an initial 999 year term from March 1909. The lease has a further 885 years to run. A ground rent of £1 per year is payable but this has not been collected for many years.

COUNCIL TAX

Band B. Cheshire West & Chester.

EPC RATING

Current D



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FRODSHAM OFFICE

01928 739777
 frodsham@gascoignehalman.co.uk
 Pollard Building, Church Street, Frodsham, WA6 7DW

