



**GASCOIGNE
HALMAN**

1 MILL RISE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



1 MILL RISE, HELSBY, FRODSHAM

£360,000

A unique family home built to a stylish design in 2007, using local sandstone and forming part of a small development of just nine attractive character homes.

The property offers attractive, well balanced and versatile accommodation extending to over 1700 sq ft (161 sq m) . It has been in the same ownership and occupation since it was built and has been well cared for throughout. Potential exists for some cosmetic updating, allowing new owners the chance to make it their own.



The ground floor layout opens with a lovely entrance hallway with cloakroom/WC. There are two large reception rooms, a fitted kitchen and utility room. To the first floor are four good sized bedrooms, each with fitted wardrobes. There are two bathrooms, one being en-suite to the main bedroom. Gas fired central heating is installed and double glazing fitted throughout. There are easy to manage gardens to both front and rear plus a detached garage is situated at the rear of the house with driveway parking.

LOCATION

The property is situated within a popular area of Helsby, close to Helsby Hill. Popular local schools, Helsby Hillside Primary School and Helsby High School are both within walking distance. The village has a selection of local shops and a Tesco supermarket whilst Frodsham is only a few minutes away by car. The road, rail and motorway networks allow access to many parts of the North West.

TENURE

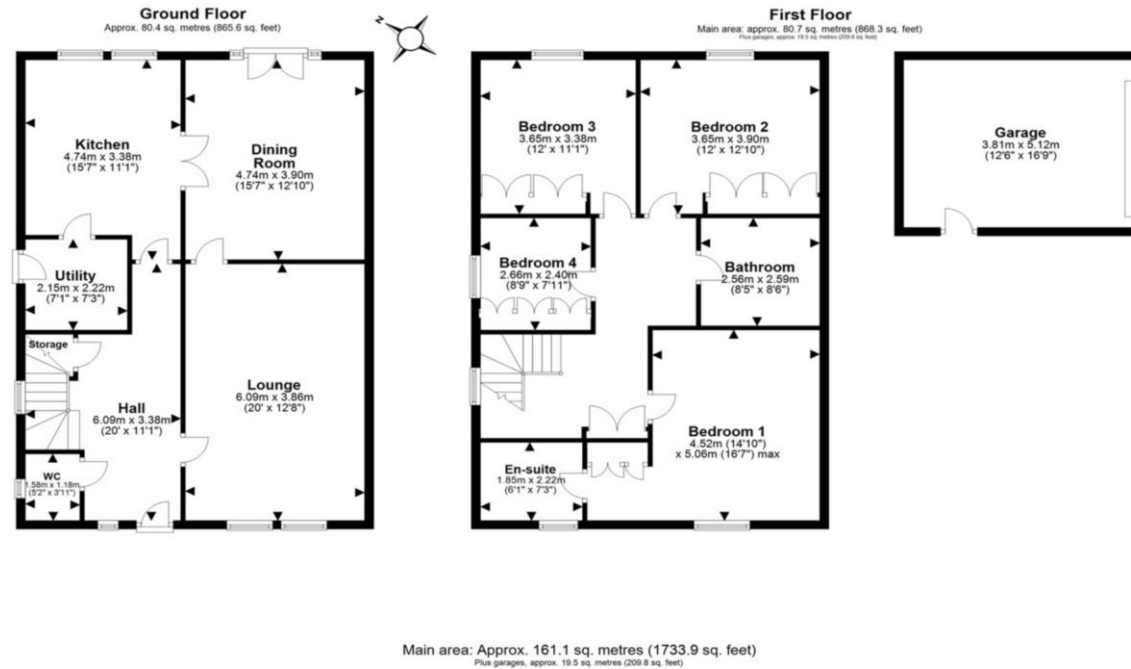
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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