



**GASCOIGNE
HALMAN**

9 BANK HOUSE LANE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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Offers in Region of £500,000

A must view one off detached house with a deceptive exterior, exceptional interior and secluded South facing rear garden.

A substantial detached property, built, owned and occupied by members of the same family since 1996, offering a rare buying opportunity and a great combination of space, practicality, style and quality.

The property enjoys a secluded position, with gated entrance opening to extensive driveway parking. There is a large detached double garage and a further integral single garage/workshop.





DESCRIPTION

The accommodation extends to over 2200 sq ft (205 sq m) and provides significant flexibility. The design provides for either three or four bedrooms with scope for a ground floor annexe to be created by incorporating one of the garages. The interior has also been subject to a comprehensive improvement over the past few years with new high quality floorings, oak interior doors, installation of air conditioning to the main bedroom, a new boiler in 2015 and complete redecoration. The presentation is light, bright and creates an inviting living space.

The interior is notable for offering larger rooms sizes than the norm. The welcoming hallway features a contemporary staircase and refitted cloakroom/WC. The large lounge incorporates a bespoke fitted media unit and storage. The kitchen/breakfast room is fitted with quality cabinets in a maple finish with polished granite worktops. A separate dining room is positioned to the rear and opens to a stunning oak framed orangery. This features a high vaulted ceiling, stylish log burner and a stable door opening to the rear garden. Completing the ground floor is a study/home office that can easily be used as a fourth bedroom if required.

On the first floor there are three good sized bedrooms, the largest of which has an en-suite shower room, fitted wardrobes and air conditioning. The family bathroom has stylish fittings and large Velux windows allowing light to fill the room.

LOCATION

The property is situated within a sought after area of Helsby, close to Helsby Hill and within walking distance of popular schools. The village offers a range of local facilities and a Tesco supermarket whilst Frodsham is only a few minutes away by car. Highly rated Helsby Hillside Primary School and Helsby High School are both within walking distance. There are excellent recreational and leisure facilities in the area and open countryside is literally on the doorstep. The road, rail and motorway networks allow access to many parts of the North West. Regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

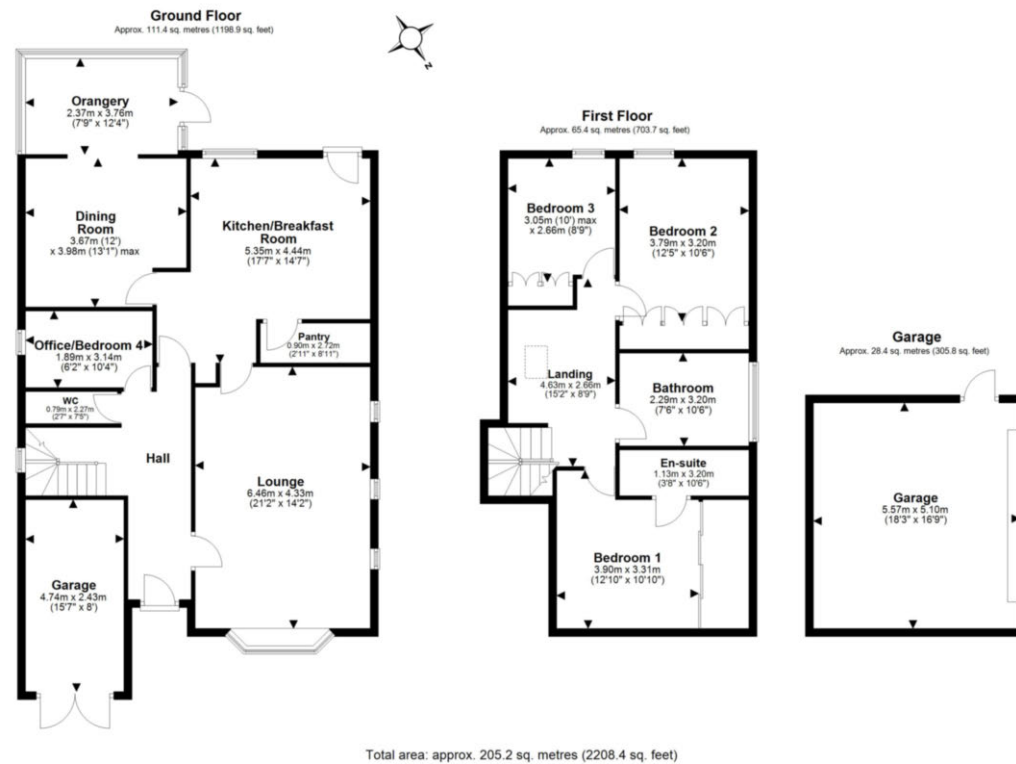
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current C.



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