



**71 Old Chester Road,  
Helsby, Cheshire, WA6 9PN**

 **Ian J Tickle**  
Independent Estate Agent

## 71 Old Chester Road, Helsby, Cheshire, WA6 9PN

Victorian semi detached property set in an elevated position with National Trust woodland to the rear and views across the Estuary to the front. The property has been sympathetically refurbished throughout to provide comfortable family sized accommodation whilst retaining many character features. Outside are well maintained mature gardens, driveway and double garage with inspection pit. The accommodation briefly comprises:- Hall, cloakroom WC., living room, dining room, morning room, refitted kitchen, utility and rear porch/boot room. The cellar has 2 separate rooms both with power and light. To the first floor are three bedrooms and refitted bathroom with four piece suite.

Directions -

Proceed along Main Street (A56) towards Helsby passing the High School on the right. Turn left onto Old Chester Road. The property is situated on the left just opposite Hale View Road.

**£470,000**



### Front

Canopied porch with quarry tiled steps. Entrance door.

### Hall

Stairs to first floor. Sash window to front. Radiator. Ornate coved ceiling.

### Living Room

11'10" (+ alcove) x 12'0"(into bay)

Sash bay window to front having views across the Estuary. Two radiators. Ornate coved ceiling. Feature fireplace with quarry tiled hearth.

### Dining Room

15'6"(max) x 11'11"(into alcove)

Window to rear. Radiator. Ornate coved ceiling.

### Cloakroom

Refitted with WC. Wash hand basin. Radiator. Two sash windows to side.

### Morning Room

17'7" x 7'10"

UPVC patio door to side. Sash window to front. Store cupboard. Radiator. Door leading to cellar.

### Kitchen

9'11" x 6'10"

Refitted with a range of modern wall and base units to include 1.5 bowl stainless steel sink unit. Space for cooker. Extractor hood. Integrated dishwasher. Integrated fridge. UPVC window to rear. Velux skylight. Part tiled walls.

### Rear Porch/Boot Room

Sash window to side. Rear exit door.

### Utility Room

Space and plumbing for washing machine.

### Cellar

Having power and light.

### Room 1 (Home Office Room)

11'6" x 5'5"

### Room 2 (Workshop)

13'11"(max) x 11'10"(into alcove)

Window to front. Vaillant gas central heating boiler.



### First Floor

Landing. Sash window to front having views across the Estuary.

### Bedroom 1

11'11" x 10'10"

Sash window to front having views across the Estuary. Range of fitted wardrobes with overhead storage. Coved ceiling. Radiator.

### Bedroom 2

13'11" x 10'9"

Range of fitted wardrobes with overhead storage. Sash window to rear having views of National Trust woodland. Coved ceiling. Radiator.



### Bedroom 3

12'0" x 7'11"(max)

Sash windows to side and rear. Fitted wardrobes. Radiator. Coved ceiling.

### Bathroom

Refitted with antique style suite comprising panelled bath. WC. Wash hand basin. Shower cubicle. Sash windows to front and side. Part tiled walls. Radiator. Loft access.

### Outside

Extensive mature garden to front well stocked with a variety of shrubs and trees. Blocked paved driveway providing off road parking for a number of vehicles.

### Double Garage

18'11" x 15'3"

Having electric roller door. Power and light. Inspection pit.

Side - Paved patio with balustrade having views across the Estuary. Raised beds.

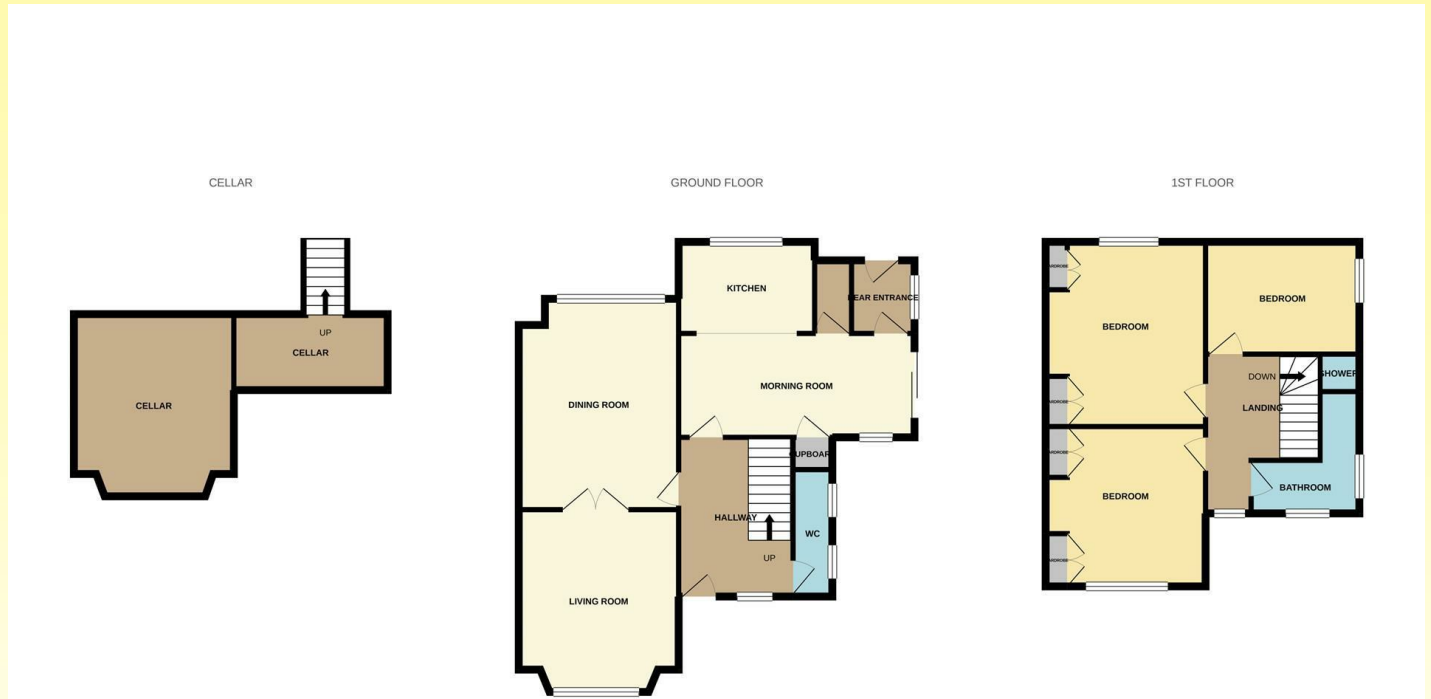
Rear - Paved patio with sandstone wall. Outside tap. Pegola. Elevated lawned garden with backdrop of National Trust woodland.

**Age:** 1890

**Tenure:** Freehold

**Council Tax:** F

**EPC Rating:** E



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021



**108 Main Street, Frodsham, Cheshire, WA6 7AR**  
**Telephone: 01928 731744 - Email: [ian@iantickle.com](mailto:ian@iantickle.com)**

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to the compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact our Office who registered the property and we will be pleased to confirm the position for you.