



**5 Proffits Lane,
Helsby, Cheshire, WA6 9JX**

 **Ian J Tickle**
Independent Estate Agent

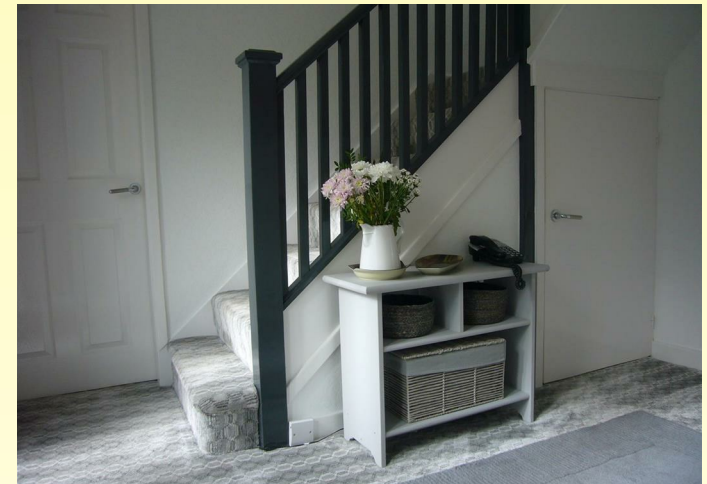
5 Proffits Lane, Helsby, Cheshire, WA6 9JX

Spacious family home situated in a semi rural location with superb views of Frodsham Hill and open countryside to the rear. Helsby High School and Hillside Junior School are within close walking distance whilst Frodsham town centre is only minutes away by car where a variety of shops and other local amenities can be found. Helsby village centre also has a selection of shops including Tesco supermarket, dentist and doctors surgery. Both Frodsham and Helsby railway stations provide daily travel to Chester, Manchester and Liverpool whilst the motorway junctions are minutes away by car making this an ideal location for both commuters and families. The property has been refurbished recently to include new kitchen, cloakroom and bathroom and is freshly decorated throughout to provide a modern and stylish home. The accommodation briefly comprises:- Hall, cloakroom WC., dual aspect living room, refitted dining kitchen with integrated appliances. To the first floor are three double bedrooms and refitted modern bathroom. Outside are gardens to front and rear, garage plus gated driveway providing off road parking for a number of vehicles. **VIEWING IS ESSENTIAL TO APPRECIATE THIS LOVELY HOME.**

Directions -

From the centre of Frodsham proceed along Main Street (A56) towards Helsby until reaching the High School on the right. Turn left onto Proffits Lane where the property is situated on the left.

£335,000



Front

UPVC double glazed entrance door.

Hall

Stairs to first floor. Radiator. Under stairs cupboard.

Cloakroom W/C

Recently fitted with WC. Wash hand basin with useful storage cupboards below. UPVC double glazed window to front. Part tiled walls. Radiator. Laminate flooring. Extractor. Inset ceiling spotlights.

Dual Aspect Living Room

19'9" x 11'9"(into alcove)

Feature fireplace with open hearth. UPVC double glazed window to rear having views of Frodsham Hill. UPVC double glazed window to front. Coved ceiling. Two radiators.

Dining Kitchen

Dining Area

9'6" x 8'10"

UPVC double glazed french doors to rear. Radiator. Coved ceiling with inset spotlights. Laminate flooring.

Kitchen

15'5" x 8'5"

Fitted with a superb range of Bench Mark dove grey wall and base units to include stainless steel sink unit. Space for range cooker. Extractor canopy. Integrated fridge and freezer. Cupboard housing Baxi gas central heating boiler. UPVC double glazed window to rear. Breakfast bar. Laminate floor. Part tiled walls. Larder cupboards. Coved ceiling with inset spotlights.

First Floor

Landing

UPVC double glazed window to front. Loft access. Coved ceiling.

Bedroom 1

16'8" x 8'6"

Dual aspect having UPVC double glazing to front and rear. The rear having superb views of Woodhouses Hill. Two radiators.



Bedroom 2

11'9" x 9'0"

UPVC double glazed window to rear having superb views of Woodhouses Hill. Radiator.

Bedroom 3

11'8" x 7'5"

UPVC double glazed window to front. Radiator.



Bathroom

Refitted with modern white suite comprising:- Panelled bath with shower above. Glass shower screen. Wash hand basin. WC. UPVC double glazed window to rear. Coved ceiling with inset spotlights. Part tiled walls. Chrome ladder style radiator.

Outside

Rear - A feature of this lovely home is the enclosed rear garden which is generously proportioned and not overlooked from the rear. Having lawn with a variety of shrubs and trees including pear and apple. Garden shed. Paved patio and barbeque area. Detached garage with up and over door.

Front - Gated pattern imprinted concrete driveway providing off road parking for a number of vehicles. Lawned front garden having a selection of shrubs.

Note

Roof retiled by Almighty Roofing.

Age: 1960's

Tenure: Freehold

Council Tax: D

EPC Rating: D



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