



**Cranmore Bates Lane,
Helsby, Cheshire, WA6 9LJ**

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Independent Estate Agent

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Mature detached individually built property situated in a popular residential location with panoramic views to the front. Helsby High School and Hillside Junior School are within walking distance making this an ideal location for families. The property offers spacious and versatile accommodation briefly comprising:- Vestibule, hall, living room, study area, kitchen, dining area, three double bedrooms, family bathroom, home office/bedroom four. Outside are well maintained gardens to front and rear, integral garage and driveway parking.

Directions

From the centre of Frodsham proceed along Main Street (A56) towards Helsby passing the High School on the right. Turn left onto Old Chester Road then left at the crossroads onto Bates Lane where the property is situated on the right, approached by a private drive.

£399,950



Front

Quarry tiled step. Original oak entrance door.

Vestibule

Hall

Stairs to first floor. Two radiators. Double glazed window to side. Store cupboards. Loft access.

Living Room

14'1" (narrowing to 10'10") x 16'4" (into alcove)

Feature fireplace housing coal effect electric fire. Double glazed window to front having superb views of Frodsham Hill and open countryside. Coved ceiling. Radiator.

Study Area

13'8" x 5'6"

Double glazed window to front having views across countryside. Stairs to ground floor. Wood flooring.

Kitchen

13'7" x 11'0" (narrowing to 7'10")

Fitted with a range of wall and base units to include stainless steel sink unit. Space for cooker. Space for tall fridge. Space and plumbing for washing machine. Store cupboards. Radiator. UPVC double glazed window to side having far reaching views. Part tiled walls.

Dining Area

11'3" x 7'8"

Double glazed windows to sides and rear. Side exit door. Radiator.

Bedroom 1

13'8" x 10'6"

Fitted with a range of mirror fronted wardrobes. Double glazed window to front having superb views of Frodsham Hill and countryside. Double glazed window to side. Wood flooring. Radiator. Coved ceiling.

Bedroom 2

UPVC double glazed window to rear. Radiator. Coved ceiling.



Bedroom 3

10'5" x 9'5"

UPVC double glazed window to rear. Radiator. Coved ceiling.

Family Bathroom

Fitted with white suite comprising:- Panelled bath with Triton electric shower above. WC. Wash hand basin. UPVC double glazed window to rear. Tiled walls and floor. Radiator.

Lower Floor Room

16'5" x 7'0"

Double glazed window to front. Block wood flooring. Access door to garage.



Integral Garage

18'4" x 8'5"

Having power, light and water supply. Wooden double opening doors to front. Under stairs cupboard and coal store.

Home Office

10'9" x 7'1"

Double glazed window to front. Radiator.

Outside

Front - Lawned garden. Block paved driveway.

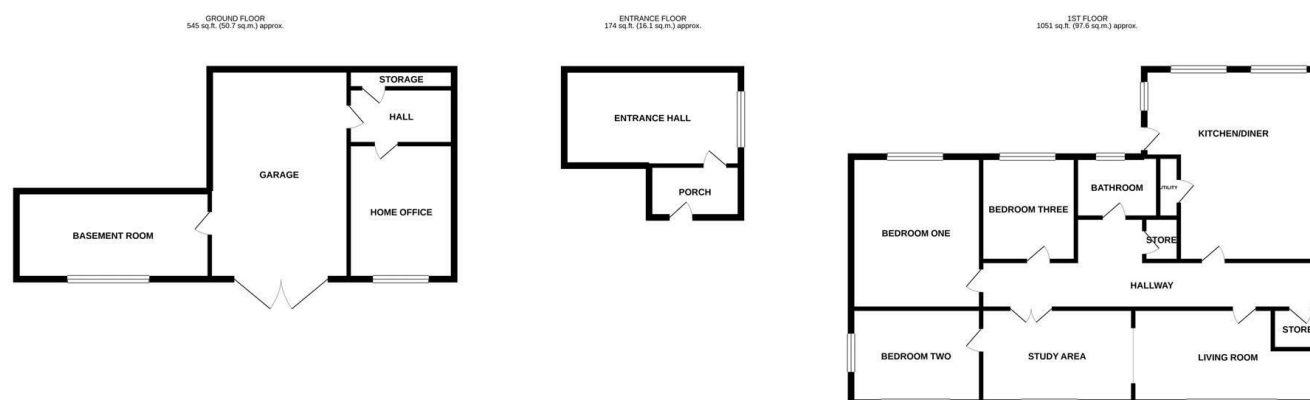
Rear - Delightful rear garden having a wooded backdrop of mature trees and shrubs. Paved patio. Raised lawn. Seating area with sandstone rockery. The top of the garden has superb panoramic views of Frodsham Hill and surrounding countryside.

Age: 1955

Tenure: Leasehold Residue of 999 years from 1955

Council Tax: G

EPC Rating: F



TOTAL FLOOR AREA : 1769 sq.ft. (164.4 sq.m.) approx.

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.
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