



**GASCOIGNE
HALMAN**

54 BATES LANE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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Offers in Region of £300,000

An exquisitely refurbished character cottage in a lovely setting, with accommodation finished to an impressive, high end specification, clever storage solutions and a lovely rear garden.

A real treat in store awaits the new owners of this superb period cottage. Thanks to the considerable efforts of the current owner, this is a property ready to be enjoyed from day one and for many years to come.

No expense has been spared and no detail overlooked in the creation of this incredible home, well suited to those seeking a stylish, high quality home with a sophisticated, easy to manage interior, a lovely rear garden all set within one of the most sought after areas of Helsby.

Approached via a wide blocked paved and gated driveway, a stunning oak canopy porch and composite door allows access to the house. The lounge is a warm, comfortable retreat with beamed ceiling, fitted storage and a log burning stove. Pass from the lounge to a central hallway with further bespoke storage and a clever pull out office space beneath the stairs for home working.

The highlight of the ground floor is the open plan rear living area. This is a light and airy room with feature roof lantern and double doors opening directly to the rear garden. The kitchen is fitted with custom built high quality cabinets with quartz worktops. There are high end built in appliances including an sink with cold filtered/boiling water tap, induction hob with extraction, fan assisted oven, coffee machine, dishwasher, washing machine and wine cooler. Additional built in storage runs through to the sitting area which is currently arranged as a home cinema.





DESCRIPTION

The first floor offers a spacious double bedroom with a high vaulted ceiling and excellent floor to ceiling fitted wardrobes and storage. A second bedroom at the rear also provides further fitted storage and is suitable for use as a single bedroom. The bathroom has been thoughtfully planned with a large shower area, contemporary wash basin and WC, complimented by luxury wall and floor tiling.

There is plenty of parking to the front and a secluded courtyard garden to the rear. The garden is low maintenance and designed for relaxation and enjoyment and offers further storage areas. A visitor parking space is located to the side for use of visitors to houses 50-58 and also a communal bin storage area.

LOCATION

The property lies within a picturesque part of Helsby, adjacent to Helsby Hill with walks on the doorstep. This collection of houses was known historically as Colliers Square and are believed to be some of the oldest cottages in the village. There is an interesting mixture of mature character properties with the backdrop of Helsby Hill and on the edge of open countryside. Helsby Hillside Primary school is close by and Helsby High School is just a few minutes walk. A good selection of facilities can be found in and around Helsby and Frodsham including popular schools, shops, bars and restaurants whilst the road, rail and motorway networks allow access to the regions commercial centres. Regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

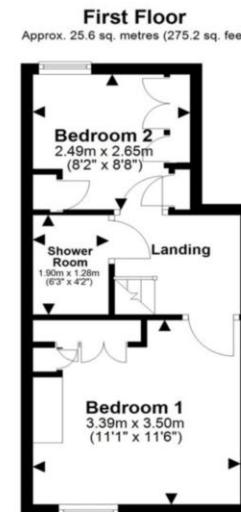
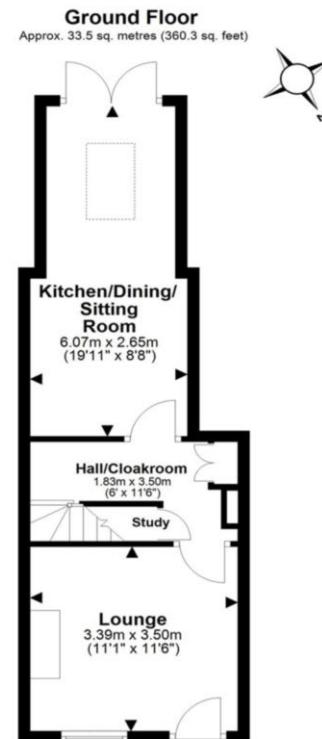
Freehold.

COUNCIL TAX

Band B. Cheshire West & Chester.

EPC RATING

Current D.



Total area: approx. 59.0 sq. metres (635.5 sq. feet)

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