

94 Robin Hood Lane, Helsby

Frodsham

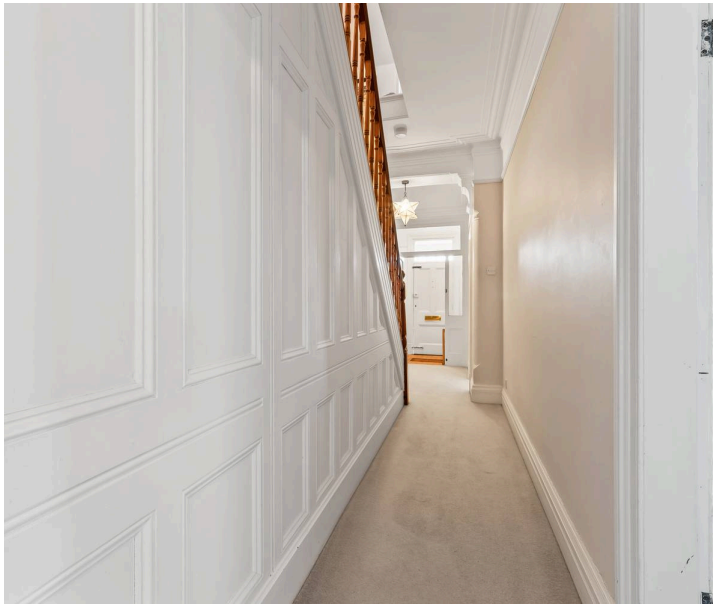
£550,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







94 Robin Hood Lane

Helsby, Frodsham

A superb late Victorian semi-detached family home in a prime elevated position with far reaching views, offering substantial accommodation arranged over four levels.
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Character Late Victorian Semi-Detached Family Home
- Impressive 2200 Sq Ft Accommodation Over Four Levels
- Five Bedrooms and Two Bathrooms
- Prime Elevated Position with Far Reaching Views
- Woodland Backdrop
- Close to Helsby Quarry Woodland Park
- Substantial Garage








Hotpoint

94 Robin Hood Lane

Helsby, Frodsham

A superb late Victorian semi-detached family home in a prime elevated position with far reaching views, offering substantial accommodation arranged over four levels.

This is a most attractive property commanding a wonderful, elevated position, having uninterrupted panoramic views to the front towards the Welsh hills, the woodland of Helsby Quarry to the rear and a wide range of local amenities within walking distance.

The property retains Victorian period character features including high ceilings, coving and cornices, panelled doors and the original staircase. The accommodation is substantial, arranged over four levels, and extending to over 2200 sq ft (211 sq m). The interior will impress with it's great character and the flexibility offered by an adaptable layout.

The entrance hall provides a strong first impression with elegant Victorian appeal. There are two main living rooms, each of excellent proportions. The front room has a wide bay window with superb panoramic views and there are woodland views from the dining room to the rear. There is a separate breakfast room to the rear and a spacious kitchen beyond. The kitchen has been fitted with a range of stylish modern cabinets and quality built in appliances. There is a rear hallway and a WC. The cellar provides excellent storage space and a utility room with space for laundry appliances.



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The first floor offers four good sized bedrooms and a family bathroom with a bath and separate shower. The property benefits from a loft extension that creates a superb main bedroom suite. There is a large bedroom with lovely views to the rear, an en-suite shower room and excellent storage.

Externally there is ample off-road parking and a large timber garage that can easily accommodate two cars or be used as a workshop. The mature gardens include a terraced lawn and a raised deck where sunset views can be enjoyed.













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