



**GASCOIGNE  
HALMAN**

12 BATES LANE, HELSBY, FRODSHAM, WA6 9LL

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THE AREAS LEADING ESTATE AGENT



## 12 BATES LANE, HELSBY, FRODSHAM, WA6 9LL

£495,000

**A detached true bungalow offering spacious accommodation, set within a much sought after area of Helsby enjoying far reaching views to the front and with a good sized, private rear garden.**

The setting and plot size of this property make it ideal for families but it will be equally well suited to downsizers who require internal and external space but will benefit from the ease of living in a bungalow. The slightly elevated position provides a good level of privacy and affords open views to the front of The Mersey Estuary.





The spacious accommodation layout includes an entrance hallway, large lounge, separate dining room, fitted kitchen, three double bedrooms and a bathroom. There is a large tandem style two car garage and workshop plus driveway parking.

The private, South facing rear garden is of a good size and includes patio areas, formal garden area with lawns and established flower beds, seating and barbecue areas, a vegetable plot and a small play area.

### **LOCATION**

The house enjoys an excellent position, in a much sought after area of Helsby, slightly elevated from the road and enjoying far reaching views to the front. The property is opposite Helsby Hillside Primary School and Helsby High School is just a few minutes walk away. Helsby Hill and open countryside can also be accessed nearby. There are local shopping facilities available in Helsby and Frodsham is only a few minutes away by car. The road, rail and motorway networks allow access to the regions commercial centres with Chester, Warrington, Liverpool and Manchester all within daily commuting distance. Regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

### **DIRECTIONS**

From the centre of Frodsham, proceed along Main Street, A56, and follow onto Chester Road. Continue to Helsby and proceed past Helsby High School. Turn second left onto Bates Lane. The property is on the right hand side.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band E. Cheshire West & Chester.

### **EPC RATING**

Current D



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## FRODSHAM OFFICE

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