



31 Bates Lane, Helsby
Frodsham

Offers Over £300,000

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THE AREA'S LEADING ESTATE AGENCY



31 Bates Lane

Helsby, Frodsham

Set on a popular lane, close to Helsby Hill and open countryside, this mature, well built detached bungalow offers great potential for updating, improvement and possible development, subject to planning.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Bungalow Built in 1955
- Owned and Occupied By The Current Family for Over 60 Years
- Great Potential for Modernisation and Possible Extension (STP)
- Prime Position in Sought After Area
- Detached Garage and Ample Parking



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Helsby, Frodsham

This property has been owned by the same family for over 60 years and is one of the last homes in the area that has not been modified. This emphasizes what a unique buying opportunity this is and a chance for new owners to invest and create their forever home.

The property was built in 1955 by a highly regarded local builder, Alec Garner and it has been much loved ever since. When compared to modern standards, it is now somewhat dated but this creates enormous and exciting scope to modernize and enhance. There is also, subject to planning, the potential to extend the house, as has been the case with many similar nearby properties.

The property enjoys a prime position, slightly elevated from the lane and set in mature gardens. There is ample off road parking and a detached brick built garage.

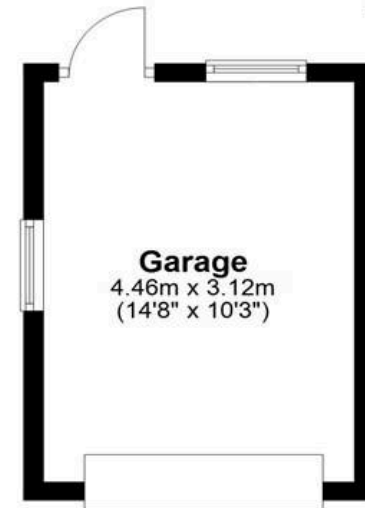
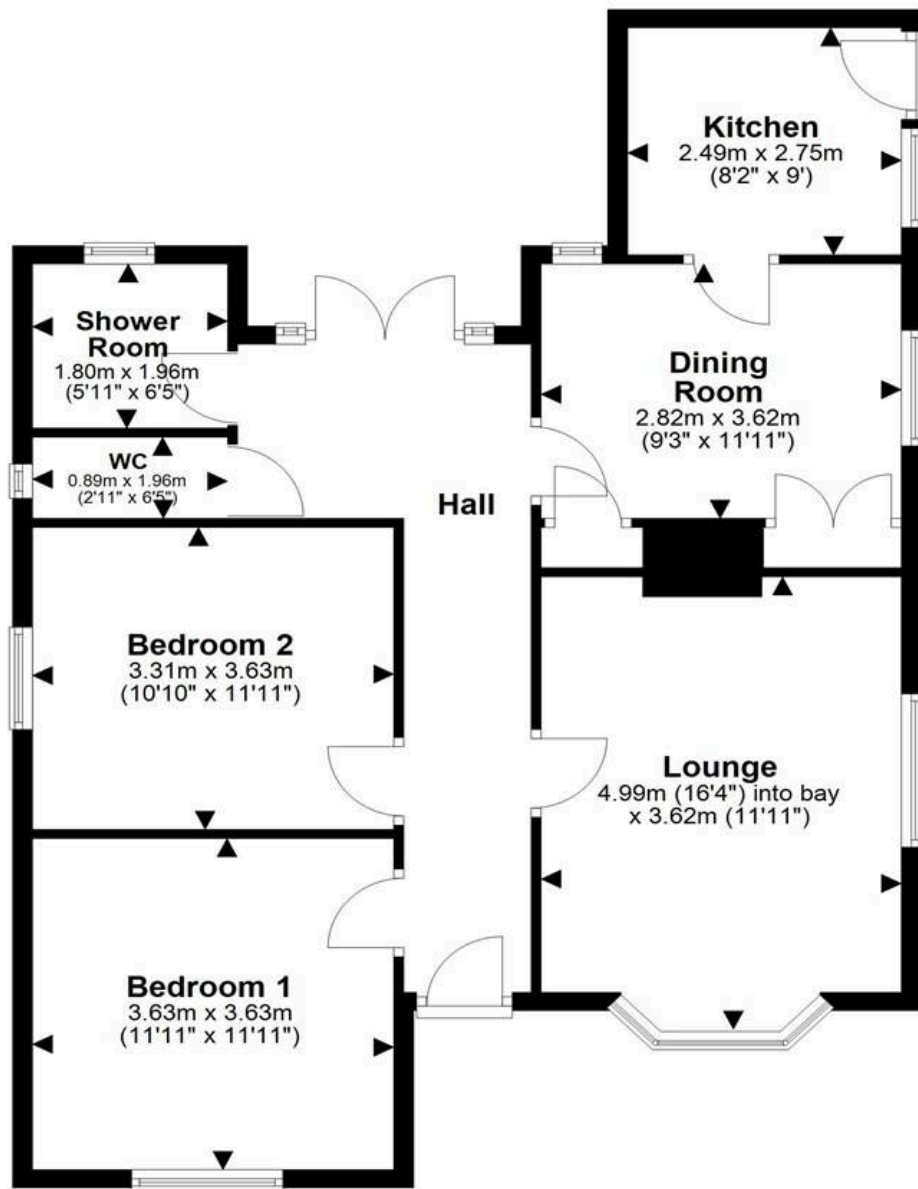
Inside, there are two living rooms, a kitchen, two double bedrooms and a bathroom. The rooms in this bungalow are notable for having high ceilings and the nature of it's constructions means that the loft is an large space, ideal for storage and ripe for conversion, subject to obtaining any necessary planning consents and building regulation approval.

The property is situated within a much sought after area of Helsby, on a popular lane known for it's



Ground Floor

Main area: approx. 81.5 sq. metres (877.2 sq. feet)
Plus garages, approx. 13.9 sq. metres (150.0 sq. feet)



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