



**GASCOIGNE
HALMAN**

1 MARLBOROUGH DRIVE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



1 MARLBOROUGH DRIVE, HELSBY, FRODSHAM

£325,000

A quality semi-detached home, built in 1955, enjoying tasteful décor, superb open plan living , private South facing rear garden, ample parking and garage and a viewing comes strongly recommended.

Built by highly regarded local builder, Alec Garner, this is a home retaining a solid, traditional look and feel with many high quality upgrades and improvements.

Layout wise, it is ideal for modern living. The highlight is the fabulous open plan, contemporary kitchen/dining and living room. Bi folding doors open to the rear garden and a vaulted ceiling incorporates Velux windows filling the space with light.

There are smart modern cabinets with oak worktops, built in appliances and a tiled floor. and and a glass roof lantern allows natural light to fill the room.





DESCRIPTION

There is a separate living room, hallway and cloakroom/WC. Original polished parquet floors run through the hall and living rooms. To the first floor are three good sized bedrooms and a recently refurbished bathroom with high quality fittings and tiling. The loft area offers useful storage, has a fitted Velux window and offers scope for possible further development, subject to planning.

There is a detached brick built garage with remote controlled door, ample parking and an EV charging point. The private South facing rear garden includes patio area and lawn.

LOCATION

The house is situated within a popular and well established area of Helsby set amidst similar semi-detached family homes. A wide range of local facilities are available nearby including a Tesco supermarket within a few minutes walk and a parade of shops. There are two primary schools in Helsby plus the house lies within the catchment for Helsby High School. Open countryside is also close by and there are excellent recreational facilities in the area. The road, rail and motorway networks with local access points allow easy access to the regions commercial centres.

TENURE

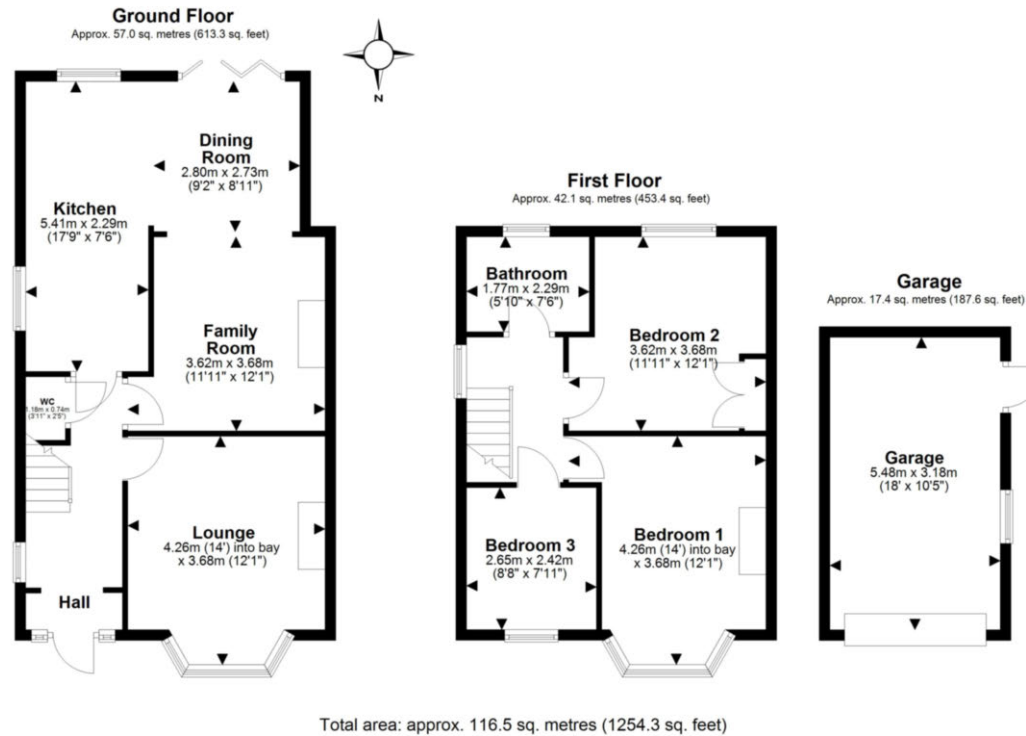
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited.



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