



**GASCOIGNE
HALMAN**

BELLA VISTA, PORTLAND PLACE, HELSBY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



BELLA VISTA, PORTLAND PLACE, HELSEBY, FRODSHAM

£425,000

An individual, well built detached bungalow in a private position, close to Helsby Hill, standing in a large 0.2 acre garden, with panoramic views and offering extensively refurbished and improved accommodation plus a separate home office.

The property enjoys an excellent position, in a private no through road set amidst a selection of attractive individual homes. The property has lovely plot to the rear, extending to 0.20 of an acre, including a raised deck area, sweeping lawn and a vegetable patch/chicken run.





DESCRIPTION

In recent years, the property has been refurbished and remodelled, creating modern open plan living arranged to connect seamlessly to the superb garden and surrounding views.

The layout is centred around the open plan kitchen/dining and living room. This is a great space for family life, socialising and entertaining family and friends. There is a modern fitted kitchen, dining area and an L shaped living room with feature fireplace with log burning stove and a media wall with additional electric LED fire. Double doors open to the gardens and offer open views beyond.

An inner hall leads to two double bedrooms and a spacious bathroom. There is also a useful store room and a large loft with potential for possible conversion, subject to planning. A separate home office is located to the rear of the property and driveway parking is available.

The property has double glazed windows and oil fired central heating is installed.

The exterior is a particular highlight, with the total plot extending to approximately 0.20 of an acre. The garden has a large lawn and raised deck area with views to over The Mersey Estuary and of Helsby Hill to the rear. A further hidden area of the garden has a greenhouse and chicken run. It also provides a space for the cultivation of a vegetables or for use as a play area.

LOCATION

The property is tucked away in a secluded setting and approached via a private driveway. It lies within a sought after, well established area of Helsby, close to Helsby Hill and within walking distance of popular schools. Helsby offers a range of local facilities and a Tesco supermarket whilst Frodsham is only a few minutes away by car. Highly rated Helsby Hillside Primary School and Helsby High School are both within walking distance. There are excellent recreational and leisure facilities in the area and open countryside is almost on the doorstep. The road, rail and motorway networks allow access to many parts of the North West.

TENURE

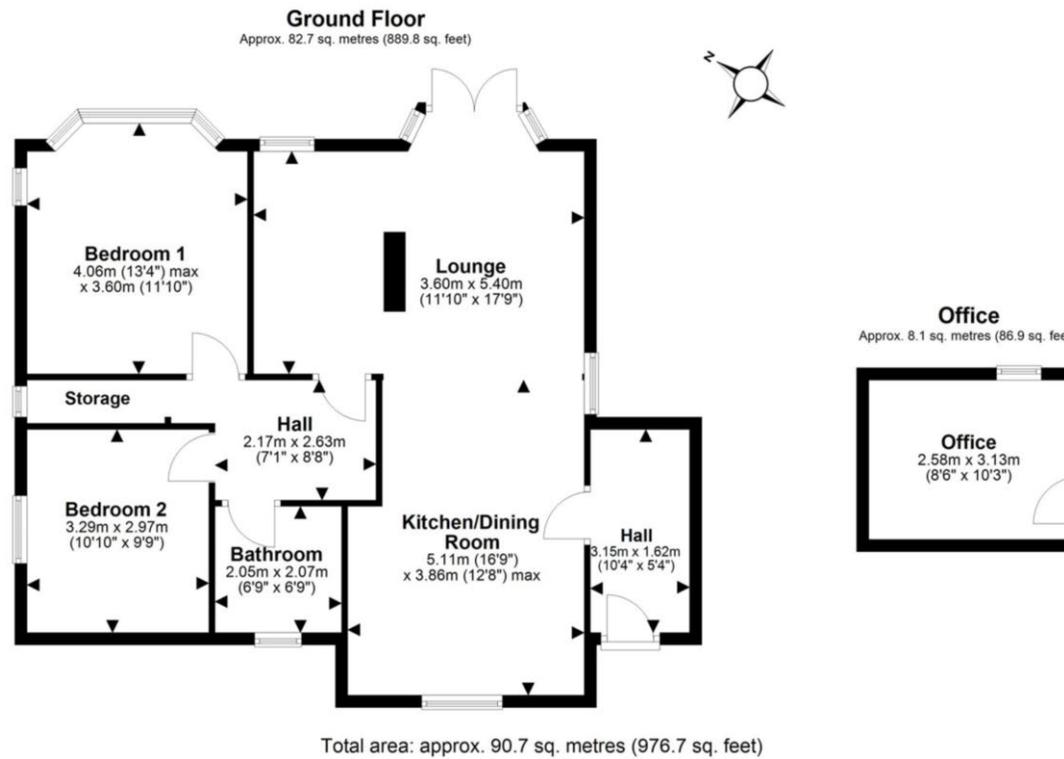
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current F.



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