



**GASCOIGNE  
HALMAN**

HILL VIEW AVENUE, HELSBY, EPC:C CTAX:C - A CHARACTER  
1930'S BUILT FAMILY HOME WITH A LOVELY INTERIOR

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THE AREAS LEADING ESTATE AGENT





## HILL VIEW AVENUE, HELSBY, EPC:C CTAX:C - A CHARACTER 1930'S BUILT FAMILY HOME WITH A LOVELY INTERIOR

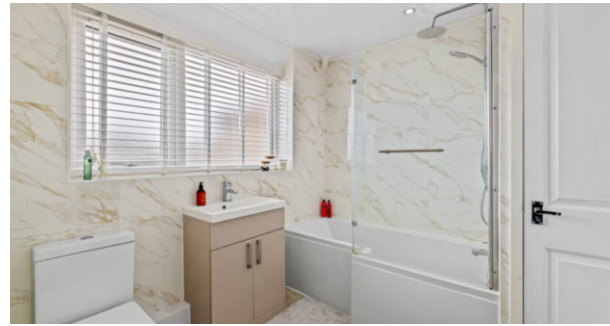
**£280,000**

**A traditional and characterful 1930's semi-detached house with tastefully presented, recently upgraded and enhanced accommodation.**

Built in the early 1930's by reputable local builders, Clare and Ryder, this appealing property combines a character feel of the period with a modern, stylish interior.

Many upgrades and enhancements have been completed since 2021 including smart new bathroom fittings, new windows, the installation of a cloakroom/WC and the restoration of original parquet flooring. Complete cosmetic refurbishment has also been completed in modern neutral tones.





The gardens have been developed to create a low maintenance space to enjoy.

The accommodation layout includes an entrance hall, cloakroom/WC, a spacious open plan lounge/dining room and kitchen. The first floor offers three good sized bedrooms and a smart new bathroom.

There is a single garage, driveway parking and gardens to the front and rear.

### LOCATION

The property enjoys a corner plot within a much sought after area of Helsby. The location is convenient for access to local facilities and shops including a Tesco supermarket. The house is also within a few minutes walk from Horns Mill Primary School and close to open countryside. The road, rail and motorway networks allow daily commuter access to many part of the North West including Chester, Warrington, Liverpool and Manchester.

### TENURE

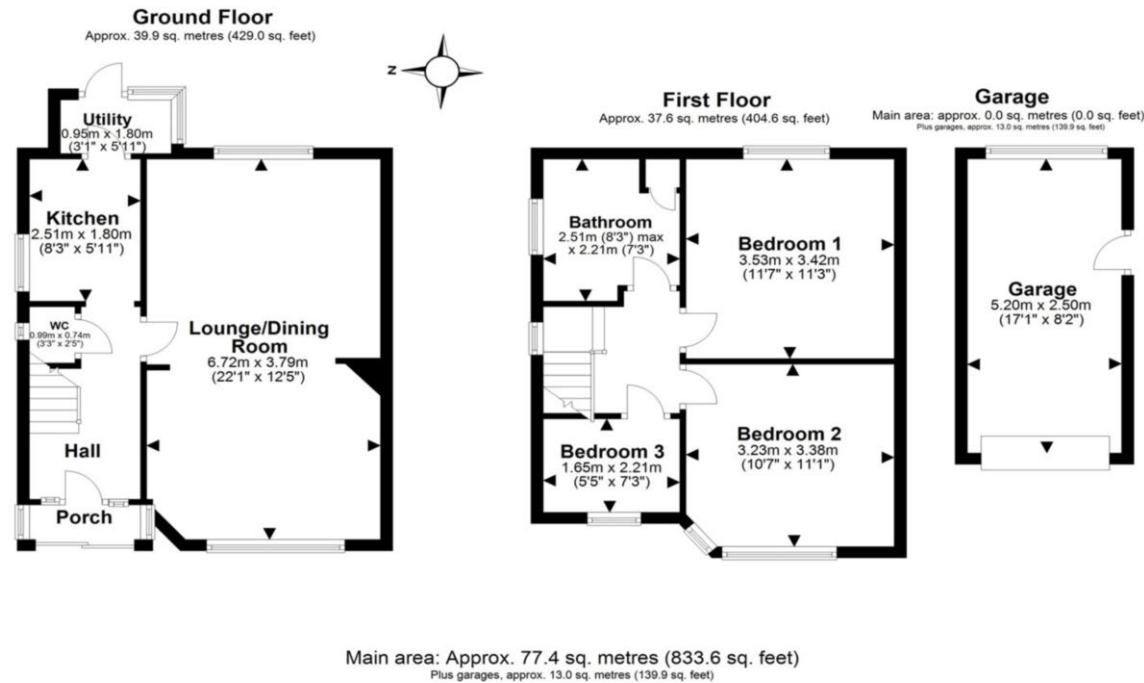
Freehold.

### COUNCIL TAX

Band C. Cheshire West & Chester.

### EPC RATING

Current C.



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## FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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