



**GASCOIGNE  
HALMAN**

8 CAMBRIDGE GARDENS, HELSBY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## 8 CAMBRIDGE GARDENS, HELSBY, FRODSHAM

### Offers in Region of £400,000

**A detached bungalow in a much sought after area of Helsby offering superbly presented and significantly upgraded accommodation and private gardens.**

A rare buying opportunity in a much sought after area of Helsby. Bungalows in Cambridge Gardens usually attract long term ownership as it is a quiet, well established area, close to open countryside and Helsby Hill. We anticipate that the sale of this superb property will attract substantial interest and we strongly recommend early viewing to avoid possible disappointment.

Over recent years, the property has been subject to significant capital investment with complete refurbishment and high grade fittings throughout.





## DESCRIPTION

It is now offered with no onward chain and ready for the new owners to enjoy from day one.

Internally, the beautifully presented accommodation has a layout including an entrance hallway opening to a spacious open plan lounge/dining room. The kitchen is fitted with a range of high quality cabinets with quartz worktops and integrated Neff appliances. The kitchen opens to a garden room with doors opening onto the garden. Two double bedrooms are positioned to the front of the property, each with fitted wardrobes. A luxuriously appointed wet room completes the layout.

Gas fired central heating is installed and there are double glazed windows throughout.

A detached brick built garage lies at the end of a long driveway. The West facing private rear garden has decking and artificial grass for ease of maintenance.

## LOCATION

The property is situated within a sought after and well established residential area close to Helsby Hillside Primary School and Helsby High School. The location is well placed for access to nearby walks on Helsby Hill. There are local shops in the village and a Tesco supermarket plus excellent recreational facilities available in the area. Frodsham is only 2.2 miles away with a wide and varied selection of shops, cafes, restaurants and bars. An historic street market takes place every Thursday and an artisan producers market held monthly. The road, rail and motorway networks allow access to many parts of the North West.

## TENURE

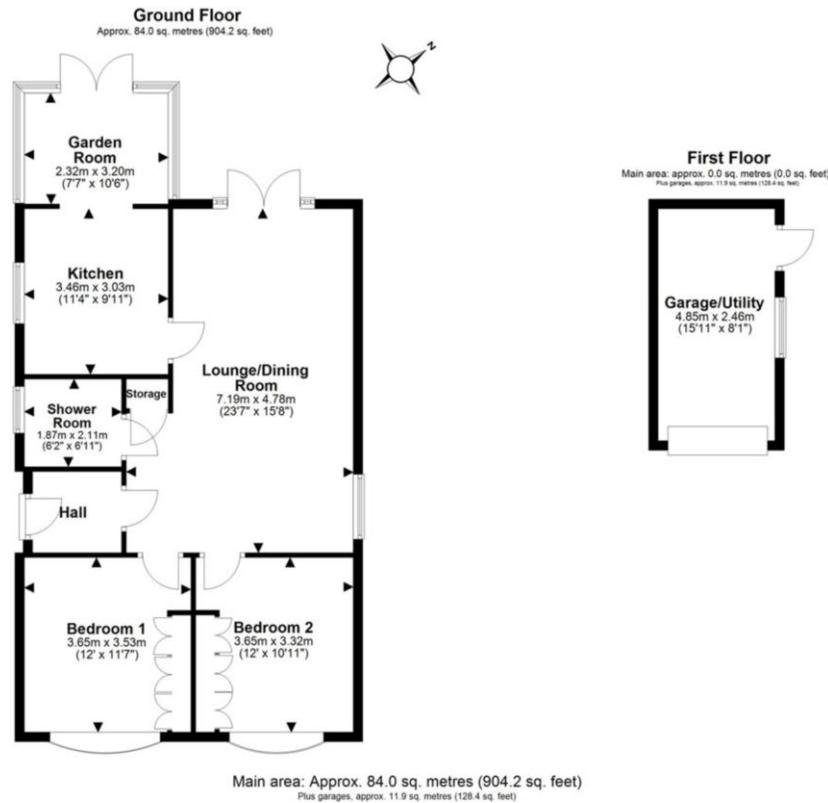
The property is Leasehold for the residue of a 999 year term from 1962. Ground rent is £12 per year.

## COUNCIL TAX

Band D. Cheshire West & Chester.

## EPC RATING

Current C.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

**FRODSHAM OFFICE**

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Buildings, Church Street, Frodsham, WA6 7DW

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