



**GASCOIGNE
HALMAN**

5 MOUNTAIN VIEW, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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Offers in Region of £220,000

A 1950's built semi-detached house in a popular area of Helsby with good sized rear garden and views of Helsby Hill to the front.

The property is ready to move in to but also offers scope for some updating and personalisation. The ground floor features a hallway, a spacious lounge/diner, garden room and a kitchen.





To the first floor are two bedrooms and a bathroom. There is ample driveway parking to the front and a good sized rear garden.

LOCATION

The property is within a popular and well established area of Helsby. There are a range of local shops and facilities within walking distance and popular schools including Helsby Hillside Primary School and Helsby High School. There is a Tesco super market nearby and excellent recreational facilities in the area. Frodsham is only a short drive away with a wider and more varied range of shops and services. Helsby Hill and open countryside are nearby whilst the road, rail and motorway networks allow access to the regions commercial centres.

TENURE

Freehold.

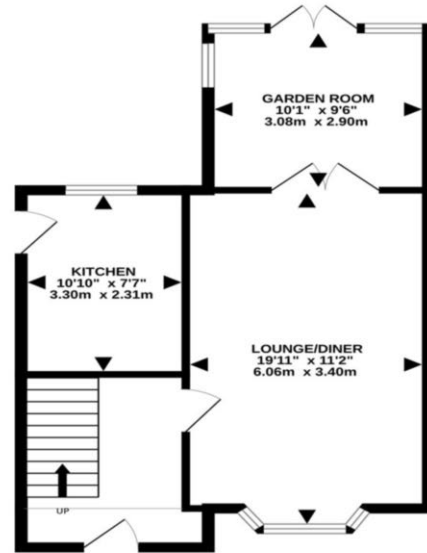
COUNCIL TAX

Band B. Cheshire West & Chester.

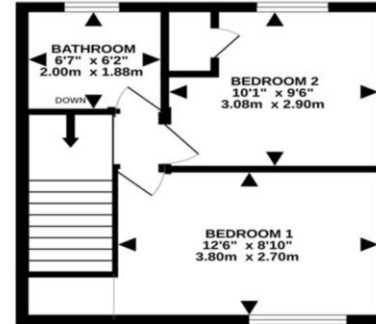
EPC RATING

Current C.

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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