



**GASCOIGNE
HALMAN**

CROSLAND TERRACE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



CROSLAND TERRACE, HELSBY, FRODSHAM

£245,000

This three bedroom semi-detached home offers chain free, well presented accommodation with open plan reception space, private gardens, garage and driveway. Viewing comes strongly recommended.

Internally the home comprises of an entrance hallway opening to a good sized lounge with direct opening to the dining room. This creates a great reception space. The kitchen is fitted with a range of cabinets offering plenty of storage.



DESCRIPTION

There are three bedrooms on the first floor, two being comfortable double bedrooms. The third could offer a single bedroom or home office as required. The family bathroom has a white suite.

Externally, the property boasts a generous plot size. To the front there is a lawn garden with driveway providing off road parking, leading to a detached brick built garage. At the side and rear of the property is a very practical enclosed and private garden split into two areas. This provides options for play areas or vegetable plot.

LOCATION

The house is situated within a popular and well established residential cul-de-sac. There are local facilities available within walking distance nearby including a Tesco supermarket and there are reputable schools in the village. Open countryside is also close by with walking on Helsby Hill and The Quarry Woodland Park on the doorstep. The road, rail and motorway networks allow access to the regions commercial centres with Chester, Warrington, Liverpool and Manchester within daily commuting distance.

TENURE

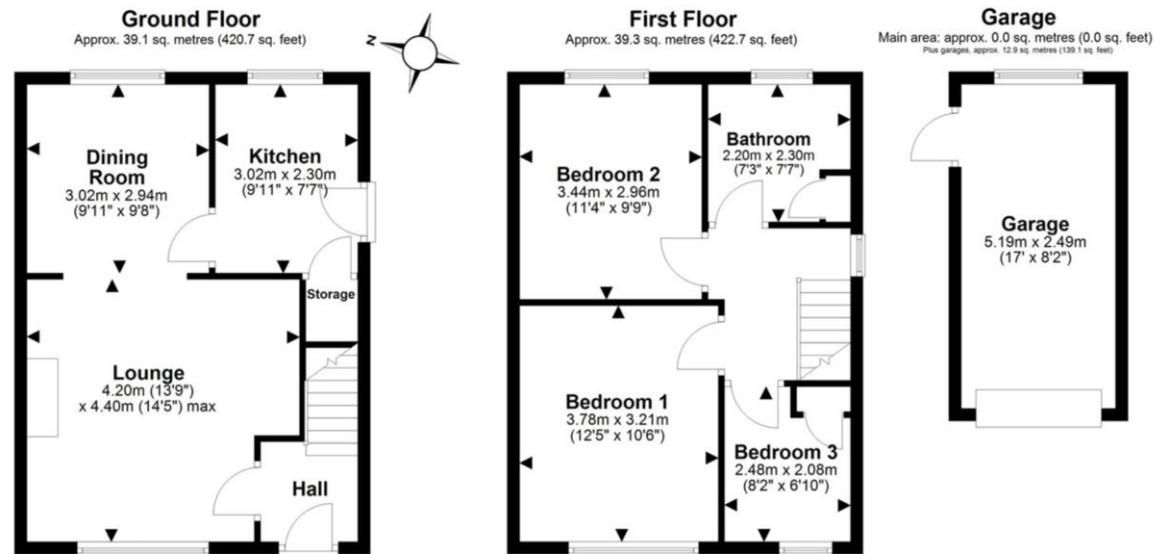
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current C.



Main area: Approx. 78.4 sq. metres (843.5 sq. feet)
Plus garages, approx. 12.9 sq. metres (139.1 sq. feet)

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

**GASCOIGNE
HALMAN**