



8 Hallastone Road, Helsby  
Frodsham

Offers in Region of £245,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 8 Hallastone Road

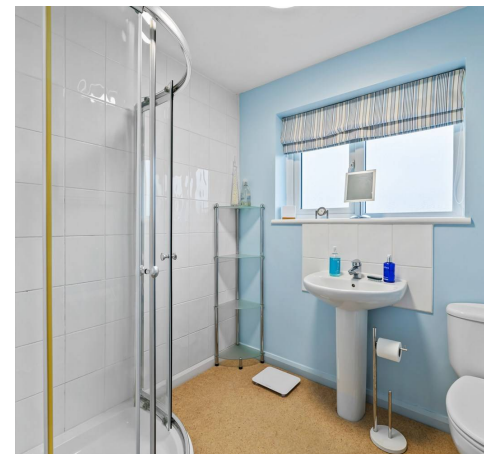
Helsby, Frodsham

A semi-detached family home set within a much sought after area, close to popular schools and Helsby Hill.

Council Tax band: C

Tenure: Freehold

- In Same Ownership since 1979
- Well Maintained Throughout
- Low Maintenance Rear Garden
- Semi-Detached House In Popular Area
- Three Bedrooms



## 8 Hallastone Road

Helsby, Frodsham

A much loved home being offered for sale for the first time in almost 50 years. The house was built in the early 1960's and has been in the same ownership since 1979. This is an indication of the popularity and appeal of the location and it is also interesting to note that houses in this road often remain in long term ownership.

This property has been well cared for and improved over the years and it is ready to be lived in from day one. It does though offer scope for some updating, allowing the new owners an opportunity to inject their own tastes and style.

The accommodation includes an entrance hallway, lounge, dining room and kitchen. Part of the garage has been adapted to create a utility room and cloakroom/WC with part remaining for storage. The first floor provides three bedrooms and a shower room. There are double glazed windows and gas fired central heating is installed.

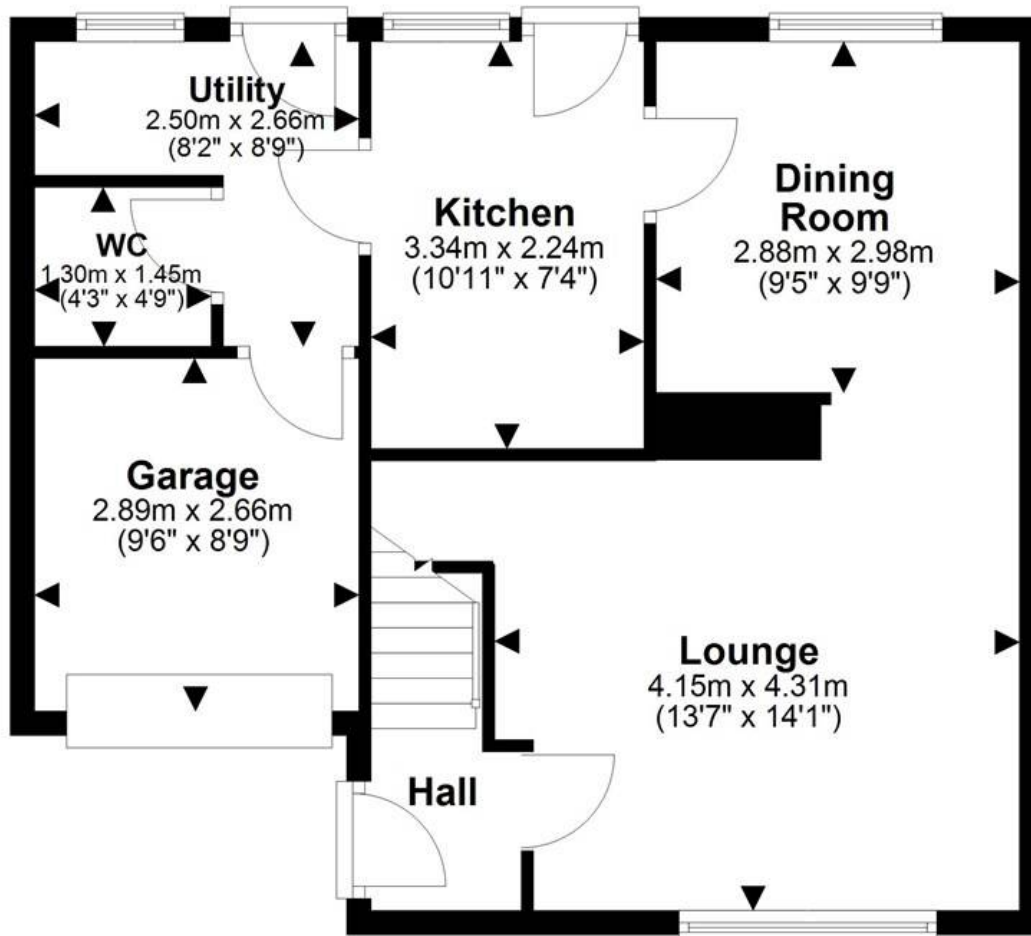
There is driveway parking and a front garden. The rear garden is designed for ease of maintenance with patio area and an area of artificial grass.

Please note that the sale of the property is subject to grant of probate. Please contact the office for information regarding the potential timeframes involved.



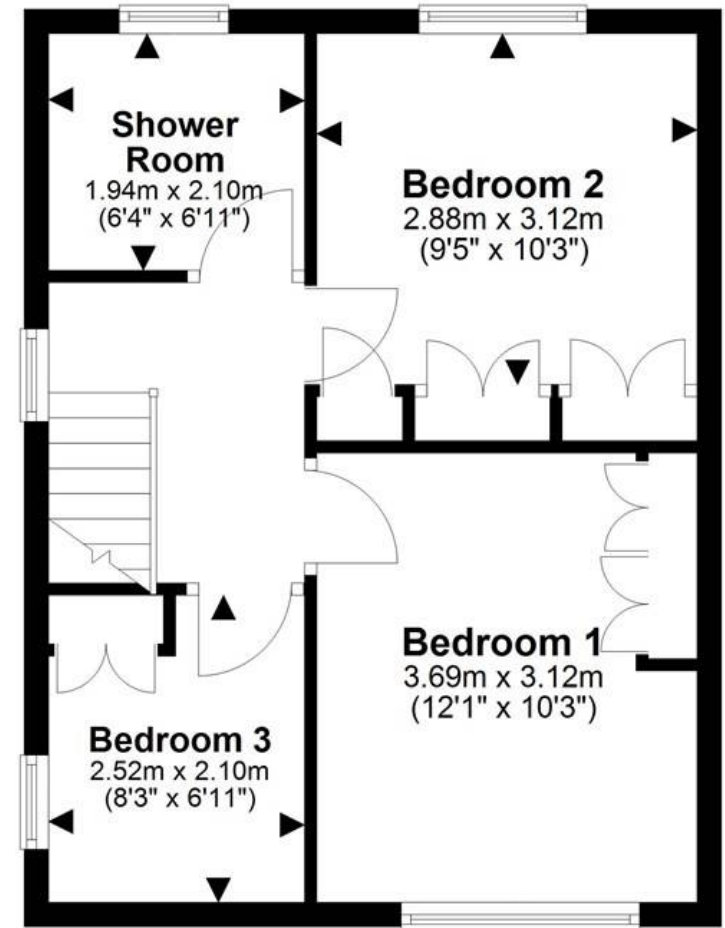
## Ground Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



## First Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



Total area: approx. 91.0 sq. metres (979.8 sq. feet)



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