



74 Latham Avenue, Helsby
Frodsham

£345,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



74 Latham Avenue

Helsby, Frodsham

Occupying a sizable corner plot and offering great potential for improvement and possible extension, this detached family home is being offered for sale for the first time since it was built in 1966.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached Family Home On Prime Corner Plot
- Large Gardens to Side and Rear
- Extensive Driveway Parking Space
- Potential for Updating and Possible Extension (STP)
- In the Same Ownership Since Built in 1966.
- Sought After Residential Area, Close to Popular School



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Occupying a sizable corner plot and offering great potential for improvement and possible extension, this detached family home is being offered for sale for the first time since it was built in 1966.

This is a much-loved family home in a prime corner position with offering a great opportunity for new owners to make their forever home.

The property has spacious accommodation that offers potential for modernisation and updating but could be lived in from day one and work completed over time. There is also potential to extend, subject to planning permission being obtained.

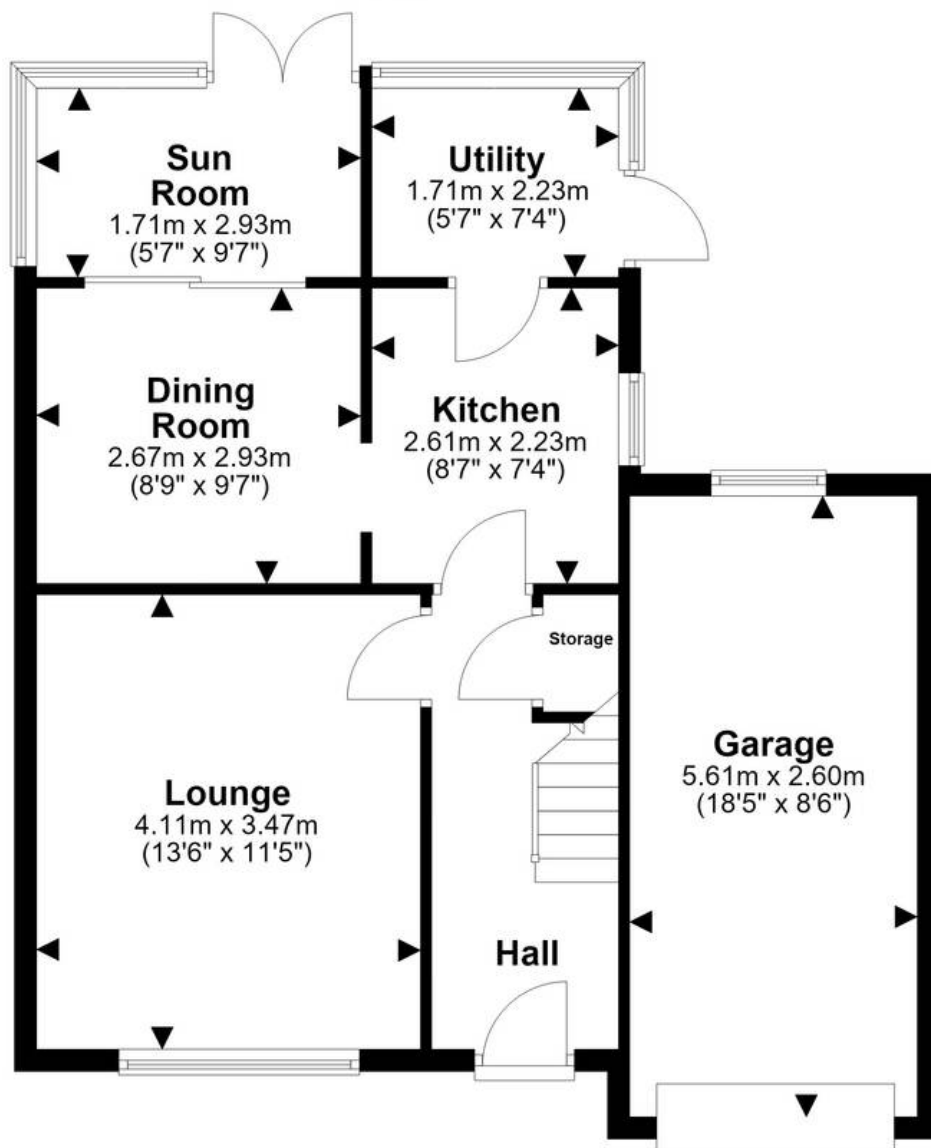
The current layout includes a hallway, good sized lounge, separate dining room and a kitchen. The first floor has three bedrooms and a shower room. Double glazed windows are fitted and gas fired central heating is installed.

The plot extends to three sides and extends to approximately 0.12 of an acre. There is ample driveway parking and single garage. The mature gardens extend to the side and rear and include lawns, flower beds and a selection of shrubs and plants.



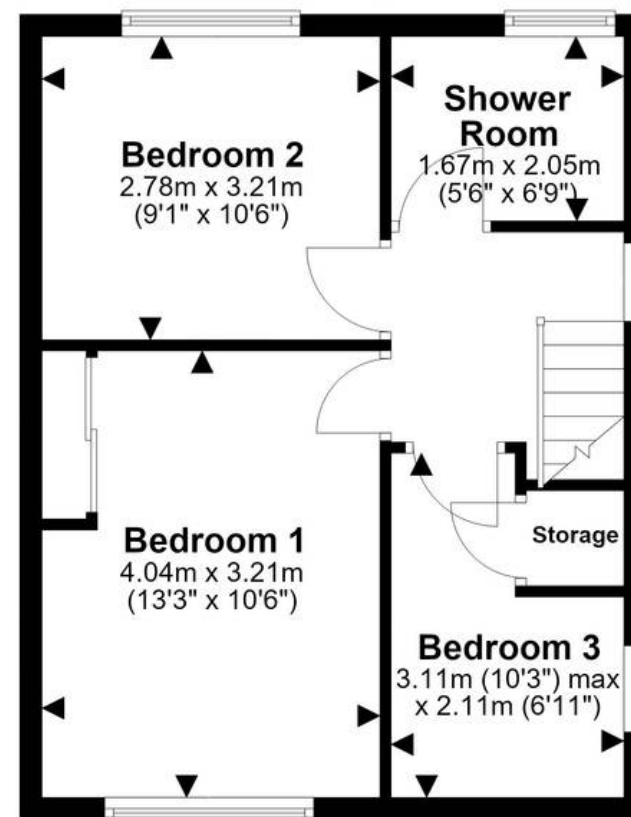
Ground Floor

Main area: approx. 45.6 sq. metres (490.6 sq. feet)
Plus garages, approx. 14.6 sq. metres (157.1 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Main area: Approx. 82.8 sq. metres (891.7 sq. feet)

Plus garages, approx. 14.6 sq. metres (157.1 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.



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