



28 Croft Road, Helsby
Frodsham

£225,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



28 Croft Road

Helsby, Frodsham

Built in 2017 to an appealing modern design, the house offers an ideal opportunity for first time buyers and those looking for a low maintenance and easy to manage home.

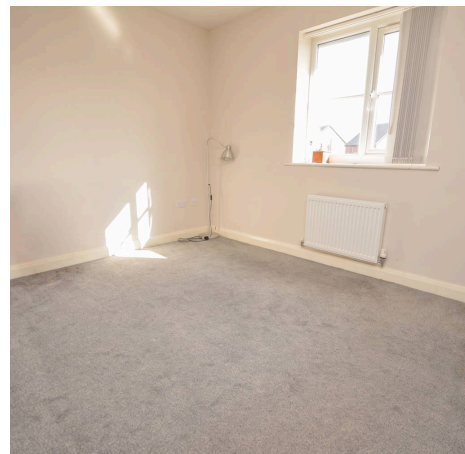
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Modern Semi-Detached House
- Excellent Position within Popular Development
- Good Sized Plot
- South Facing Rear Garden
- Scope for Some Cosmetic Updating



28 Croft Road

Helsby, Frodsham

Built in 2017 to an appealing modern design, the house offers an ideal opportunity for first time buyers and those looking for a low maintenance and easy to manage home.

The property offers accommodation in need of some cosmetic updating but could be lived in from day one, with any improvements carried out over time. The layout included an entrance hallway/vestibule, lounge, fitted kitchen/dining room and a cloakroom/WC. To the first floor are two double bedrooms and a modern bathroom. There are double glazed windows, a gas fired central heating system and high standards of thermal insulation resulting in an EPC rating of B and efficient running costs. The property enjoys a larger than average plot with driveway parking and a wide front garden. The enclosed South facing garden to the rear has artificial grass and Indian stone paving.

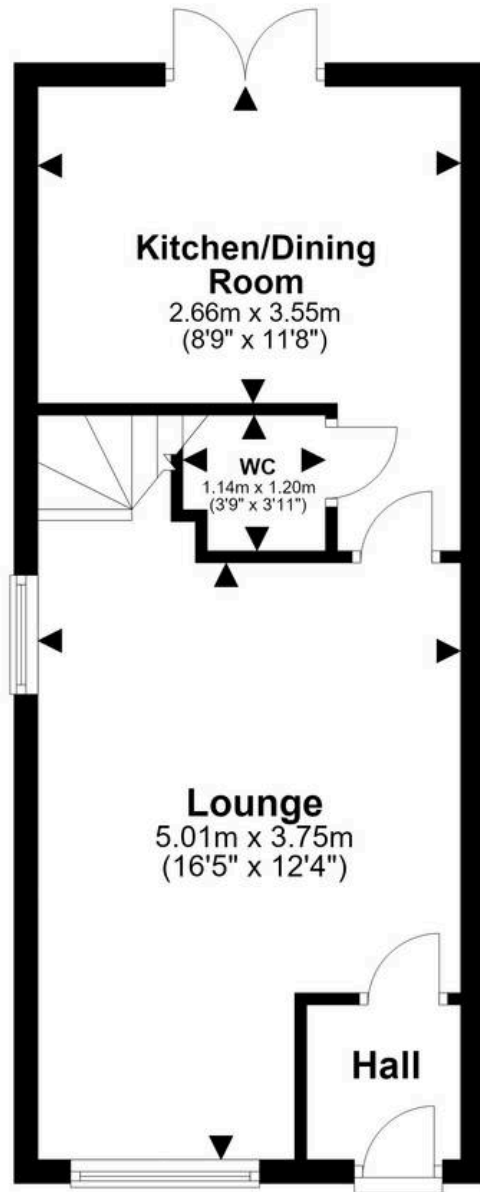
LOCATION

The property is situated on a popular and maturing development within Helsby. There are a number of local shops and a Tesco supermarket nearby plus doctors surgery and other local amenities are available. Helsby has 2 primary schools and the well regarded Helsby High School. The road, rail and motorway networks allow access to many parts of the North West. Helsby railway station is within a ten minute walk with regular direct services to Chester, Warrington, Liverpool and Manchester.



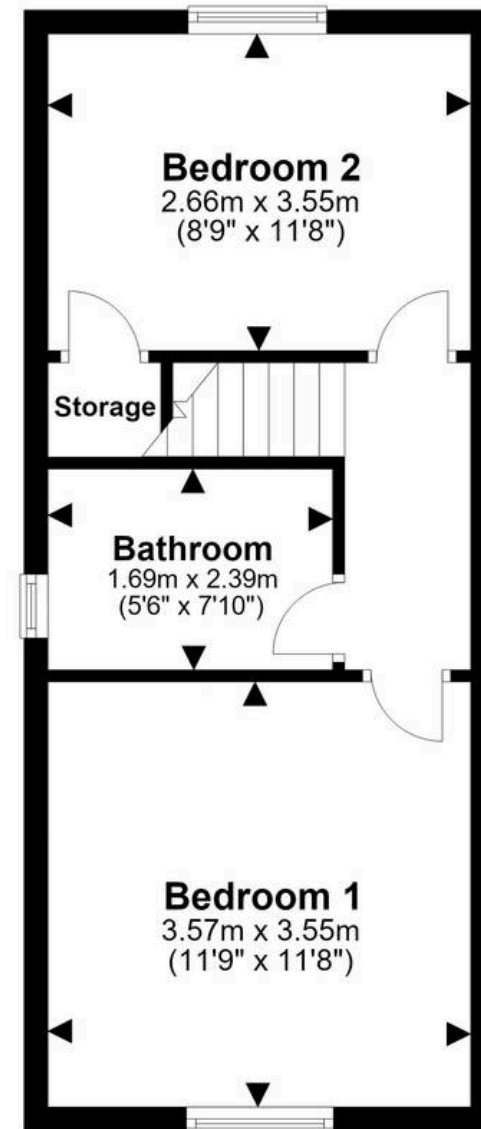
Ground Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



Total area: approx. 63.7 sq. metres (686.0 sq. feet)

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



THE AREA'S LEADING ESTATE AGENCY