



**GASCOIGNE
HALMAN**

FOXFIELDS, 4 OLD CHESTER ROAD, HELSBY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



FOXFIELDS, 4 OLD CHESTER ROAD, HELSEBY, FRODSHAM

£695,000

A really impressive, character detached family home with extended, meticulously refurbished high quality accommodation, set in a highly favoured residential area.

This is a detached family home that really does impress in many ways.

It offers a stunning interior with a fabulous open plan layout with an emphasis on spaciousness and flow. There are high quality finishes and attention to detail throughout.

The house was completely refurbished and extended in 2019. Pull up outside and you'll be drawn to the stunning oak porch and bespoke front door. Once inside, there is a feeling of space and light enhanced by light, tasteful decor and Amtico herringbone pattern oak style flooring.





Foxfields, Helsby

Character Detached Family Home

Extended and Refurbished in 2019

High Quality Fixments and
Craftsmanship Throughout

Bespoke Tom Howley Kitchen

Impressive Open Plan
Living/Dining/Kitchen

Four/Five Bedrooms and Two
Bathrooms

Prime Residential Location

Open Views to The Front

South West Facing Private Rear Garden

Ample Parking

DESCRIPTION

The unquestionable highlight is the open plan kitchen/dining and living room. It is over 31' long and 27' wide - a fabulous space for family life and for entertaining. There are bi folding doors onto the gardens and Velux windows allowing natural light to flood in. The room has plenty of space and distinct areas devoted to dining and everyday living with a contemporary log burning stove.

DESCRIPTION

The bespoke kitchen was custom built by Tom Howley Kitchens. It has a range of hand painted cabinets with quartz worktops. A Kohler enamelled cast iron sink has Quooker boiling water and filter water taps, there is an integrated Falcon range cooker, extractor hood, larder fridge and freezer and a built in dishwasher. A separate utility room has space for laundry appliances and further storage and there is a cloakroom/WC.

The ground floor also has a separate lounge and a study/potential fifth bedroom.

The first floor offers four good sized bedrooms and two luxury bathrooms, one being en-suite. The house has double glazed windows and gas fired central heating is installed. In 2019, a new boiler was installed and the house was also rewired.

There are mature gardens to the front and rear with extensive private driveway parking to the







front. The rear garden enjoys a good degree of privacy and a sunny Westerly aspect.

LOCATION

The house is situated within one of the most popular areas of Helsby, close to Helsby Hill, open countryside and within a short walk of Hillside Primary School and Helsby High School. There are local shops and a large Tesco supermarket in the village. Frodsham is just under 2 miles away with a wider range of shops and facilities. The road, rail and motorway networks allow access to the regions commercial centres. Direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

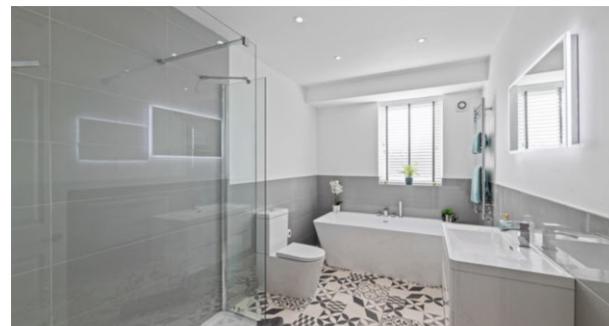
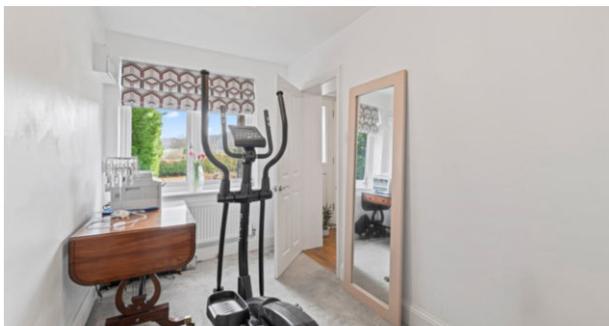
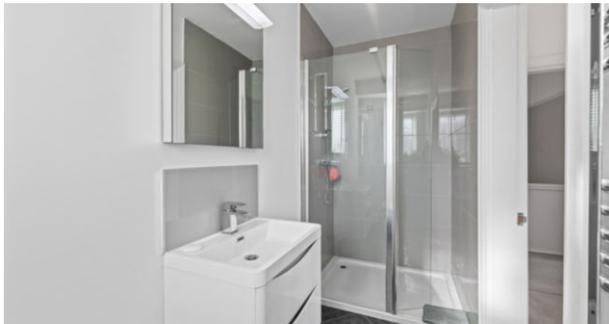
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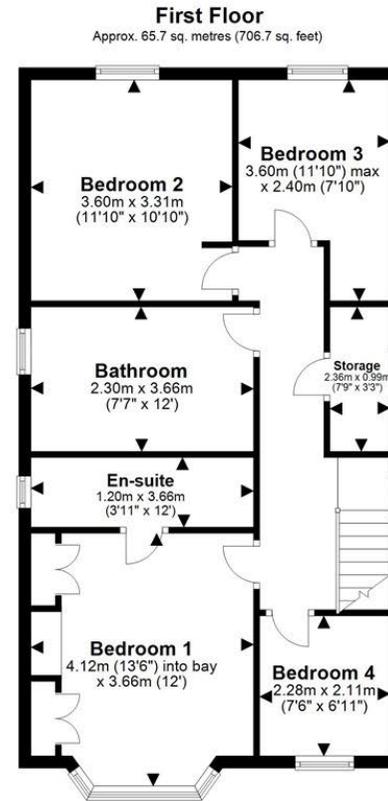
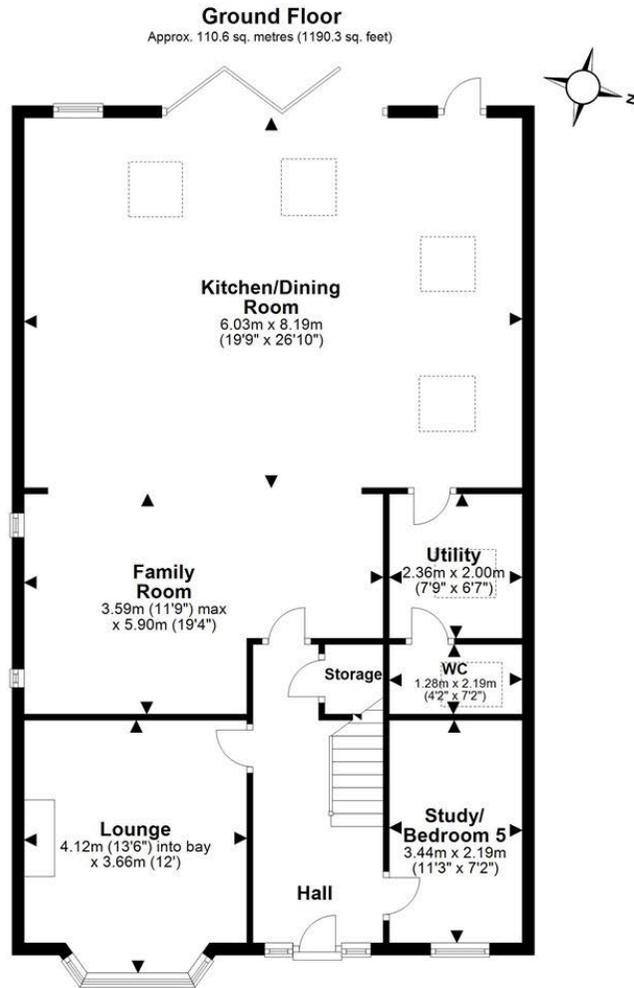
COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current D.





Total area: approx. 176.2 sq. metres (1897.1 sq. feet)

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FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Buildings, Church Street, Frodsham, WA6 7DW

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