



2 Barlow Drive, Helsby
Frodsham

£345,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



2 Barlow Drive

Helsby, Frodsham

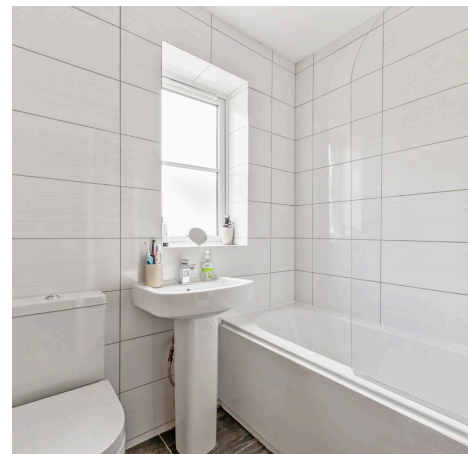
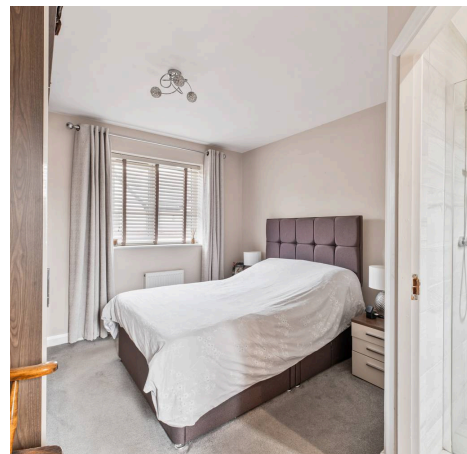
Built in 2015, this stylish, extended and enhanced detached family home has one of the largest plots on the development with South facing rear garden. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Built in 2015 To An Attractive Modern Design
- Well Planned Accommodation
- Good Sized South Facing Rear Garden
- Extended and Enhanced Accommodation



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Helsby, Frodsham

Built in 2015, this stylish detached family home enjoys a great position, occupying one of the largest plots on the development with South facing rear garden.

The house was built by a family owned building company, Lancet Homes, in 2015. It is built to an appealing modern design and has been subject to recent investment and enhancement by the present owners with an extension added at the rear, new quality kitchen and bathroom fittings and an oak framed front porch.

The ground floor offers a well proportioned lounge and a spacious open plan kitchen/dining/living room. This large, bright room is the hub for family living and entertaining with doors opening to the rear garden. There are smart fitted modern units, built in appliances and Velux windows allowing plenty of natural light to flood in. There is also a cloakroom/WC on the ground floor.

To the first floor are four bedrooms, one with an en-suite shower room and the others served by a family bathroom.

There is a brick built single garage and driveway parking. The enclosed South facing rear garden is one of the largest on the development. It has a patio area and lawn extending beyond.



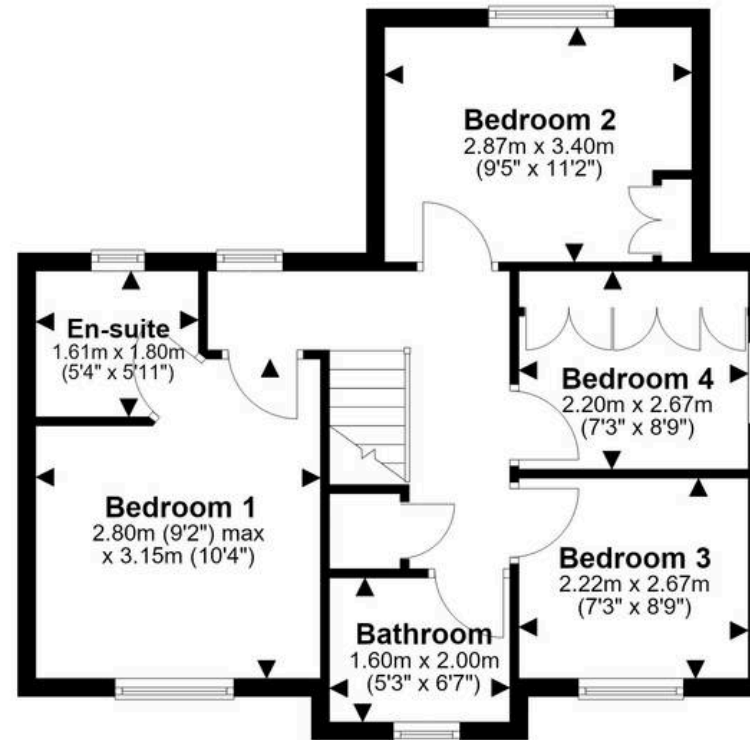
Ground Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 14.4 sq. metres (155.5 sq. feet)



Main area: Approx. 103.3 sq. metres (1112.3 sq. feet)
Plus garages, approx. 14.4 sq. metres (155.5 sq. feet)



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