



**GASCOIGNE  
HALMAN**

CROSLAND TERRACE, HELSBY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## CROSLAND TERRACE, HELSBY, FRODSHAM

**£240,000**

**A recently refurbished, well presented, attractive garden fronted character end terraced cottage occupying an excellent position, in a well established, sought after residential area with an outlook to the front onto a wooded area.**

Crosland Terrace is a row of character houses, built in 1895 by the nearby cable works for their workforce. The houses were built to last and have strong visual appeal with attractive frontages and period features. The interior has been recently refurbished throughout, making this a strong contender for those who want to move in and get on with life without the hassle and cost of work and changes.





## DESCRIPTION

The layout consists of a hallway and a spacious living room with a fitted log burning stove and useful storage cupboards. There is a dining room and an adjoining kitchen which is re-fitted with modern storage cabinets and built in oven, hob, extractor hood and fridge/freezer. A utility area at the rear has space for laundry appliances.

To the first floor are two good sized bedrooms, the larger one is of excellent proportions and has fitted wardrobes. The bathroom is also recently re-fitted with a modern suite including a bath and a separate shower.

There is a front garden area and a walled courtyard at the rear with stone effect paving and a rear access gate.

## LOCATION

The house is situated within a popular and well established area of Helsby and has an outlook to front onto a wooded area. There are local facilities available within walking distance nearby including a Tesco supermarket and there reputable schools in the village. Open countryside is also close by with walking on Helsby Hill and The Quarry Woodland Park on the doorstep. The road, rail and motorway networks allow access to the regions commercial centres with Chester, Warrington, Liverpool and Manchester within daily commuting distance.

## TENURE

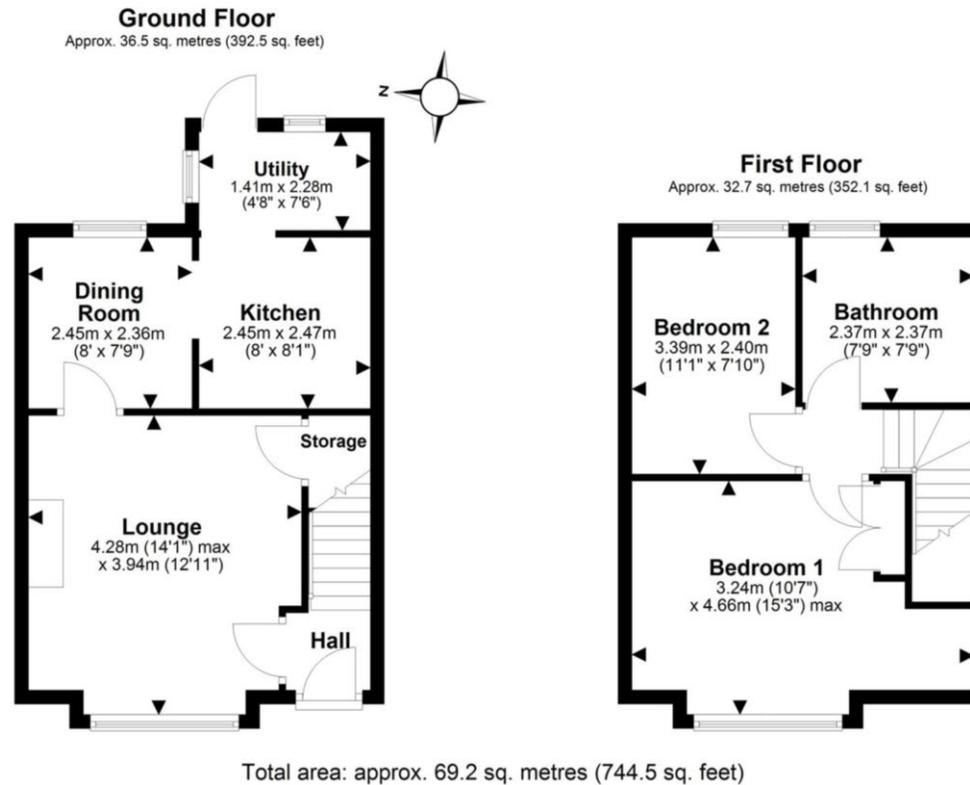
The property is Leasehold for the residue of an initial 999 year term from 1895. Ground rent has not been collected for many years.

## COUNCIL TAX

Band B. Cheshire West & Chester.

## EPC RATING

Current D.



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