



**GASCOIGNE
HALMAN**

QUEENS DRIVE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



QUEENS DRIVE, HELSBY, FRODSHAM

£265,000

A 1950's built semi-detached family home offering well presented accommodation situated within a popular area of Helsby, convenient for local facilities and popular schools.

Queens Drive is a popular road close to the centre of Helsby, within easy reach of excellent local services, good schools and walking on Helsby Hill.





DESCRIPTION

The first floor has three bedrooms, two being good sized doubles and the third a comfortable single or home office. These are served by a shower room.

There is plenty of off road parking to the front and an enclosed garden to the rear. This is laid to lawn with patio area and a range of brick outbuildings including storage, utility space and an outdoor WC.

LOCATION

The house is situated within a popular and well established area of Helsby. There are a range of local shops and facilities within walking distance and popular schools including Helsby Hillside Primary School and Helsby High School. There is a Tesco superstore nearby and excellent recreational facilities in the area. Frodsham is only a short drive away with a wider and more varied range of shops and services. Helsby Hill and open countryside are nearby whilst the road, rail and motorway networks allow access to the regions commercial centres.

TENURE

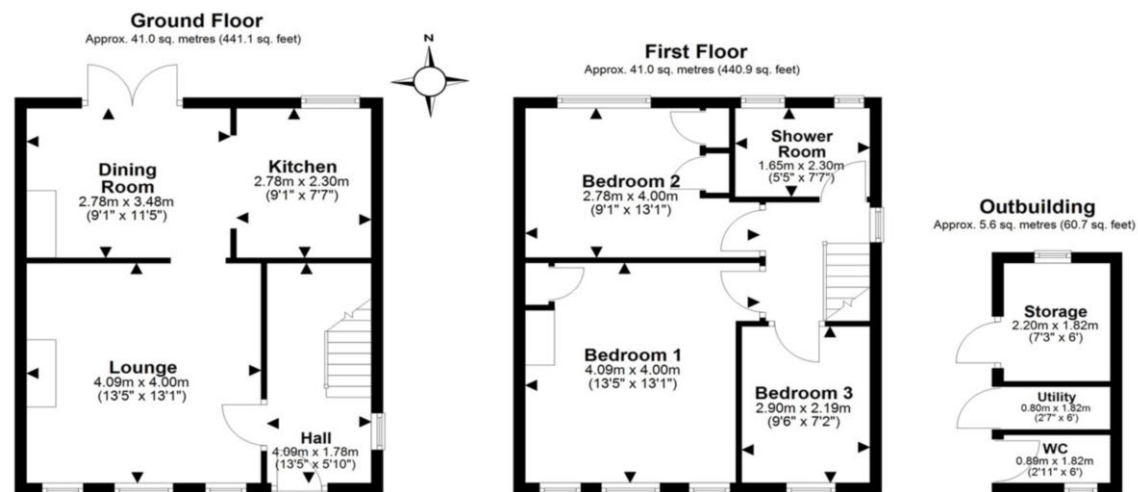
Freehold

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D.



Total area: approx. 87.6 sq. metres (942.7 sq. feet)

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollards Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**