



**GASCOIGNE  
HALMAN**

8 HALLASTONE ROAD, HELSBY

---

THE AREAS LEADING ESTATE AGENT



## 8 HALLASTONE ROAD, HELSBY

**Offers in Region of £275,000**

**A semi-detached family home set within a much sought after area, close to popular schools and Helsby Hill.**

A much loved home being offered for sale for the first time in almost 50 years. The house was built in the early 1960's and has been in the same ownership since 1979. This is an indication of the popularity and appeal of the location and it is also interesting to note that houses in this road often remain in long term ownership.





## DESCRIPTION

This property has been well cared for and improved over the years and it is ready to be lived in from day one. It does though offer scope for some updating, allowing the new owners an opportunity to inject their own tastes and style.

The accommodation includes an entrance hallway, lounge, dining room and kitchen. Part of the garage has been adapted to create a utility room and cloakroom/WC with part remaining for storage. The first floor provides three bedrooms and a shower room. There are double glazed windows and gas fired central heating is installed.

There is driveway parking and a front garden. The rear garden is designed for ease of maintenance with patio area and an area of artificial grass.

## LOCATION

The property is situated within a sought after and well established residential area of Helsby, within walking distance of Helsby Hillside Primary School and Helsby High School. The location is also well placed for access to walks on Helsby Hill. Helsby has a selection of local shops and a Tesco supermarket and there are excellent recreational facilities area available in the area. The road, rail and motorway networks allow access to many parts of the North West.

## TENURE

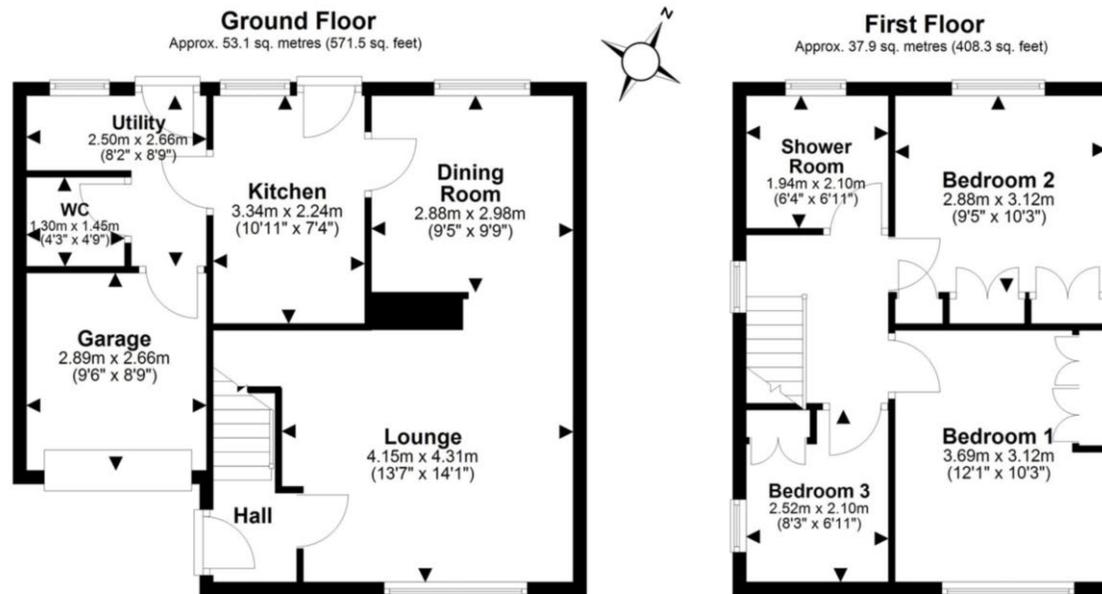
Freehold.

## COUNCIL TAX

Band C. Cheshire West & Chester.

## EPC RATING

Current D.



Total area: approx. 91.0 sq. metres (979.8 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

Pollard Buildings, Church Street, Frodsham, WA6 7DW

**GASCOIGNE  
HALMAN**