



**GASCOIGNE  
HALMAN**

17 CROSLAND TERRACE, HELSBY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## 17 CROSLAND TERRACE, HELSBY, FRODSHAM

**£199,950**

**A character end terraced house, built in the early 1900's and offering spacious accommodation with attractive gardens to the front, a courtyard and garage to the rear.**

Offered with no onward chain, this end terraced house represents an ideal first time buy or investment opportunity. The property offers spacious accommodation with the ground floor including a lounge and open plan kitchen/diner. The first floor offers two double bedrooms and a good sized bathroom.



## DESCRIPTION

There are double glazed windows and a gas fired central heating system is installed. A private, walled yard is set to the rear with a single garage. There is a mature front garden with an outlook onto a wooded area. On street parking is also available.

## 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 remainder of an initial 999 year term from 1895. Ground rent is £3 per year.

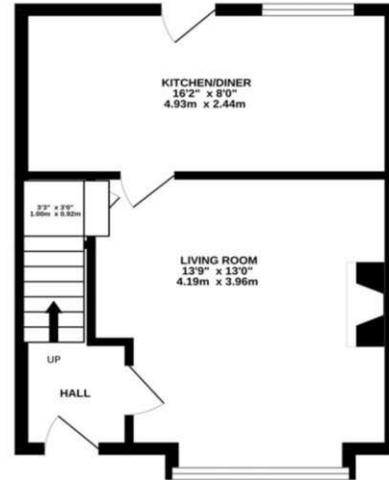
## COUNCIL TAX

Band B

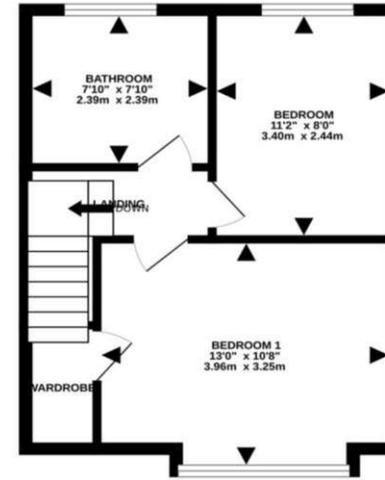
## EPC RATING

Current D.

GROUND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FRODSHAM OFFICE

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