



Old Chester Road

Helsby,
Frodsham, Cheshire WA6 9PG

No Onward Chain
£425,000

*** LARGE DETACHED BUNGALOW * ELEVATED POSITION * CLOSE TO HELSBY HILL.** An individually designed three bedroom detached bungalow occupying an elevated position along Old Chester Road in the desirable village Helsby. The property was built in 1979 and provides the following accommodation: a large and impressive living room with full height double glazed windows, feature fireplace and patio doors to outside, dining room, fitted kitchen, sun room, inner hall, principal bedroom with fitted bedroom furniture and en-suite shower room, two further double bedrooms and bathroom. The property benefits from gas fired central heating and has double glazed windows. The property is set within established gardens and is approached via a private drive which leads to a driveway and large double garage measuring 27'10" in length x 18' in width with raised workshop area. There is NO ONWARD CHAIN involved in the sale of this property.

LOCATION

The property is located in Helsby, which is a popular village situated along the A56 between Chester and Runcorn. Helsby has a Tesco supermarket and many other day to day amenities. The Helsby High School and Helsby Hillside Primary School are located within the village. Nearby Frodsham has a variety of shops, restaurants, post office, doctors and dentist surgeries and a Morrison's supermarket in the centre of the town. The nearby road, rail and motorway networks enable daily commuter access to the regions' commercial centres. The M56 and M53 motorways provide access to Liverpool and Manchester and their respective airports while Helsby has a railway station with services to Chester, Warrington, Manchester and a number of other locations.

APPROXIMATE DISTANCES

Frodsham - 2½ miles, Mickle Trafford - 5½ miles, Runcorn - 8 miles, Chester - 9 miles, Liverpool Airport - 15 miles, Warrington - 16 miles, Liverpool - 22 miles, Manchester Airport - 28 miles, Manchester - 35 miles.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

OPEN PORCH

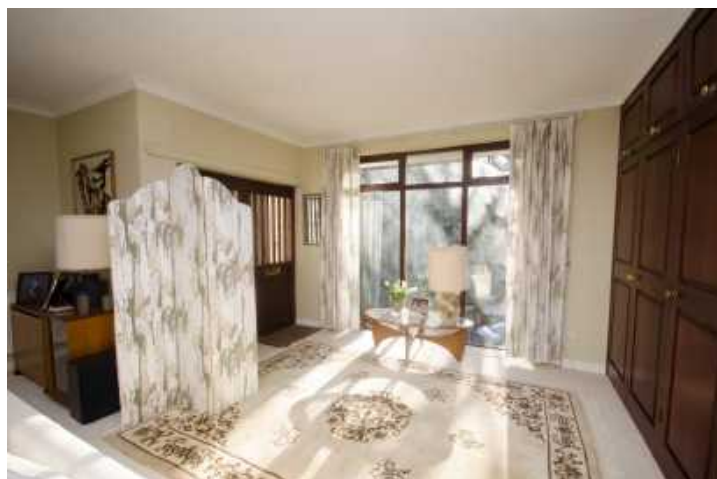
Part-glazed entrance door with decorative wrought iron work to the Living Room.



LIVING ROOM

8.43m maximum x 5.21m maximum (27'8" maximum x 17'1" maximum)

A large entertaining room with two full height double glazed windows overlooking the front and side, double glazed sliding patio doors to the rear garden, feature stone fireplace and hearth housing a 'living flame' coal-effect gas fire, coved ceiling, double radiator, single radiator, TV aerial point and full height built-in triple storage cupboard. Opening with steps to the Dining Room.



DINING ROOM

4.52m x 2.77m (14'10" x 9'1")

Full height double glazed window overlooking the front, coved ceiling, ceiling light point and single radiator and thermostatic heating controls. Wooden panelled doors to the Kitchen and Inner Hall.



KITCHEN

Fitted with a modern range of white fronted base and wall level units incorporating drawers, cupboards, two glazed cabinets, display shelving and plate rack with laminated worktops. Inset one and half bowl composite sink unit and drainer with mixer tap. Wall tiling to work surface areas with concealed under-cupboard lighting. Space for electric cooker with extractor above, plumbing and space for washing machine and dishwasher, space for fridge and freezer, laminated wood strip flooring, coved ceiling, recessed ceiling spotlights, telephone point, double glazed internal window and double glazed door to the Sun Room.



SUN ROOM

7.04m x 2.46m (23'1" x 8'1")

Wooden framed double glazed Sun Room with a pitched polycarbonate roof, pine floorboards, three wall light points, four double power points and double glazed door to an external metal

staircase leading down at the side.



INNER HALL

6.50m x 1.09m (21'4" x 3'7")

Ceiling light point, access to loft space with retractable aluminium ladder and light point, ceiling light point and burglar alarm control pad. Wooden panelled doors to the Principal Bedroom, Bedroom Two, Bedroom Three and Bathroom.

PRINCIPAL BEDROOM

4.01m x 3.99m (13'2" x 13'1")

Fitted with a comprehensive range of bedroom furniture incorporating two double wardrobes, a tallboy unit with cupboard and drawers, a chest of drawers, two bedside units, glass display shelving and over-bed storage cupboards. Ceiling light point, double radiator with thermostat, double glazed window to side and double glazed sliding patio doors to the Sun Room. Double opening louvred doors to the En-Suite Shower Room.



EN-SUITE SHOWER ROOM

1.78m x 1.22m (5'10" x 4')

White suite comprising: tiled shower enclosure with Mira electric shower and sliding curved glazed doors; pedestal wash hand basin with mixer tap; and low level dual flush WC. Fully tiled walls, fitted wall mirror, wooden panelled ceiling, extractor, ceiling light point and vinyl flooring.



BEDROOM TWO

4.06m x 3.10m (13'4" x 10'2")

Double glazed window to rear, coved ceiling and single radiator.



BEDROOM THREE

4.04m x 3.07m (13'3" x 10'1")

Double glazed window to rear, ceiling light point, single radiator and built-in wardrobe with two sliding mirrored doors having hanging space and shelving.



BATHROOM

3.07m x 2.72m (10'1" x 8'11")

White suite with gold style fittings comprising: panelled bath with wall mounted Aqualisa shower over and glazed shower screen; low level WC; and fitted worktop with inset wash hand basin, storage beneath, two matching wall cupboards and pelmet with two down lights. Part-tiled walls, fitted wall mirror, ceiling light point, extractor, vinyl floor covering, single radiator with thermostat, double glazed window with obscure glass and built-in cupboard housing a Vaillant combination condensing gas fired central heating boiler.



OUTSIDE

The property occupies an elevated position set back from Old Chester Road and enjoys far reaching views. The property is approached via a private lane which features some exposed Sandstone with clinging tree roots and provides access to numbers 88 and 90 Old Chester Road. To the front there is a raised garden which has been tiered with paving, lawn and stocked flower beds. A series of steps with metal handrail and exterior lighting provide access to the entrance door. A driveway at the left leads to a covered area and a large double garage. Exterior sensor lighting and outside water tap. To the right hand side of the property there are two ponds with connecting waterfall, paving and sloping lawn with mature trees. To the rear there is a flagged pathway, exposed sandstone and lawned garden enclosed by post and rail fencing. To the left hand side of the property there is tiered garden with shrubbery and flagged patio area. A metal external staircase leads up to the Sun Room.



PRIVATE LANE & DRIVEWAY



DOUBLE GARAGE

8.48m in length x 5.49m in width (27'10" in length x 18' in width)

A large garage with an electronic remote controlled up and over garage door, fluorescent strip lighting, side personal door and brick steps leading up to a raised Workshop Area.



WORKSHOP AREA

4.29m x 3.94m (14'1" x 12'11")

With fluorescent strip lighting, power, gas meter, water meter, electric meter and electrical consumer board.

GARDEN



VIEWS



AGENT'S NOTES

- * Council Tax Band G - Cheshire West and Chester.
 - * Tenure - understood to be Freehold.
- Purchasers should verify this through their solicitor.
- * Services - we understand that mains gas, electricity, water and drainage are connected.
 - * We are advised that the Vaillant gas fired central heating boiler was installed in 2018.
 - * The property is on a water meter.
 - * There is No Onward Chain involved in the sale of this property.

DIRECTIONS

Proceed out of Chester along the Hoole Road and at the roundabout continue straight across. At the second roundabout with the M53 motorway take the second exit onto the A56 towards Helsby and Mickle Trafford. Follow the A56, through Mickle Trafford, Bridge Trafford and Dunham-in-the-Hill, and at the traffic lights turn right signposted Helby and Frodsham. Follow the road through Helsby passing the Helsby Railway Station and The Railway public house. Shortly after the Helsby Hillside Primary School, take the turning right into Old Chester Road. Follow the road up the hill for approximately half a mile and the driveway entrance will then be found on the right hand side, immediately after turning into Hale View Road.

VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

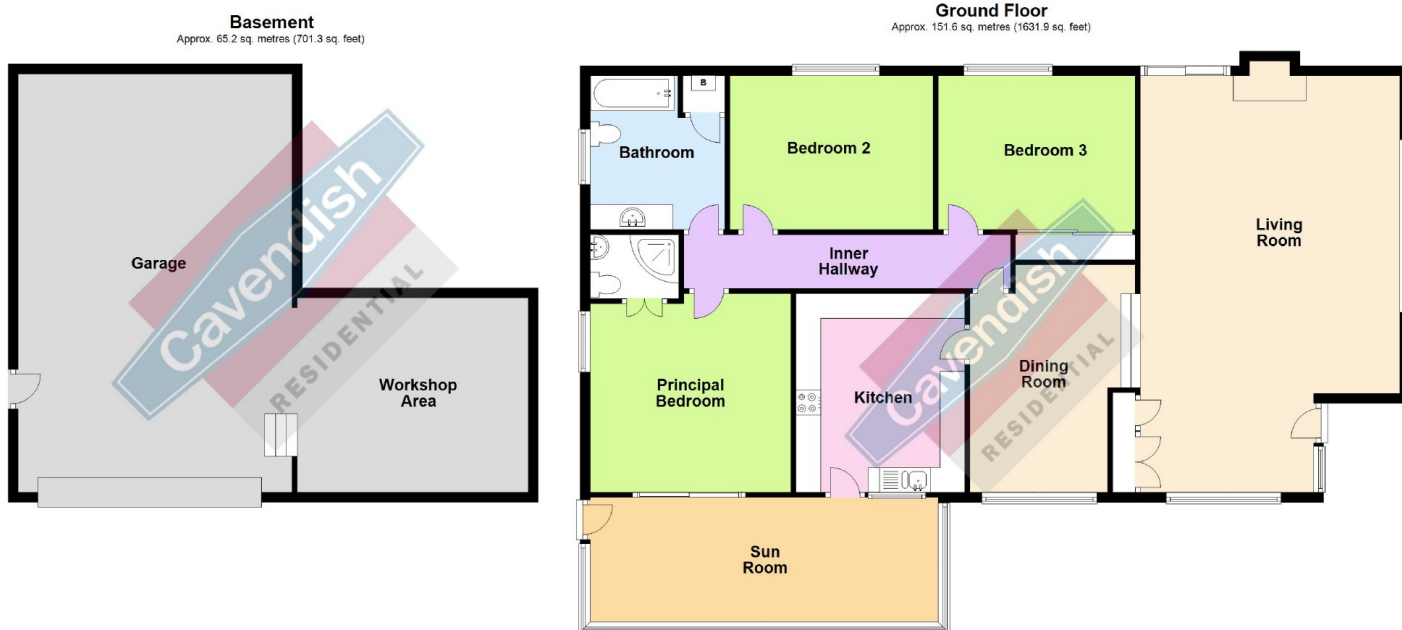
PRIORITY INVESTOR CLUB

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LOCAL PROPERTY EXPERT



PS/CC



Total area: approx. 216.8 sq. metres (2333.2 sq. feet)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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