



**GASCOIGNE
HALMAN**

KELVIN, NEMOS CLOSE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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Offers in the region of £350,000

Tucked away in a secluded cul-de-sac, in a sought after edge of open countryside position yet close to local facilities, this detached dormer bungalow offers surprisingly spacious and flexible accommodation with scope for updating and enhancement.

The property has been owned and occupied by the same family since 1967 and has been well cared for and much loved over many decades. It will be possible for new owners to move in and enjoy the house immediately with improvements being completed over time. Those with more creativity and ambition will appreciate the great potential that exists for updating, enhancement and possible extension, should this be desired.

The accommodation is flexible with the current layout including an entrance hall, spacious lounge, dining room and fitted kitchen. There are two ground floor bedrooms and a bathroom. The first floor dormer extension was added many decades ago and includes a further bedroom and dressing room/study. We are unable to locate records of planning permission being obtained.





DESCRIPTION

Gas fired central heating is installed. There is an attached single garage and plenty of driveway parking. There are mature gardens to the front and rear with lawns, flower borders and seating areas. Access to the property is via Nemos Close although the front of the house faces The Rock.

Please note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly

LOCATION

The property is tucked away in a secluded and select residential cul-de-sac, on the Alvanley/Helsby border. This is a semi-rural setting, adjacent to open countryside and with numerous country walks on the doorstep including Helsby Hill and the Quarry Woodland Park. Alvanley village is less than a mile away with a village primary school and country pub. Helsby is also nearby with a range of local facilities and shops including a Tesco supermarket. Helsby High School is only a few minutes away by car. The road, rail and motorway networks allow daily commuter access to many parts of the North West. Direct, regular rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

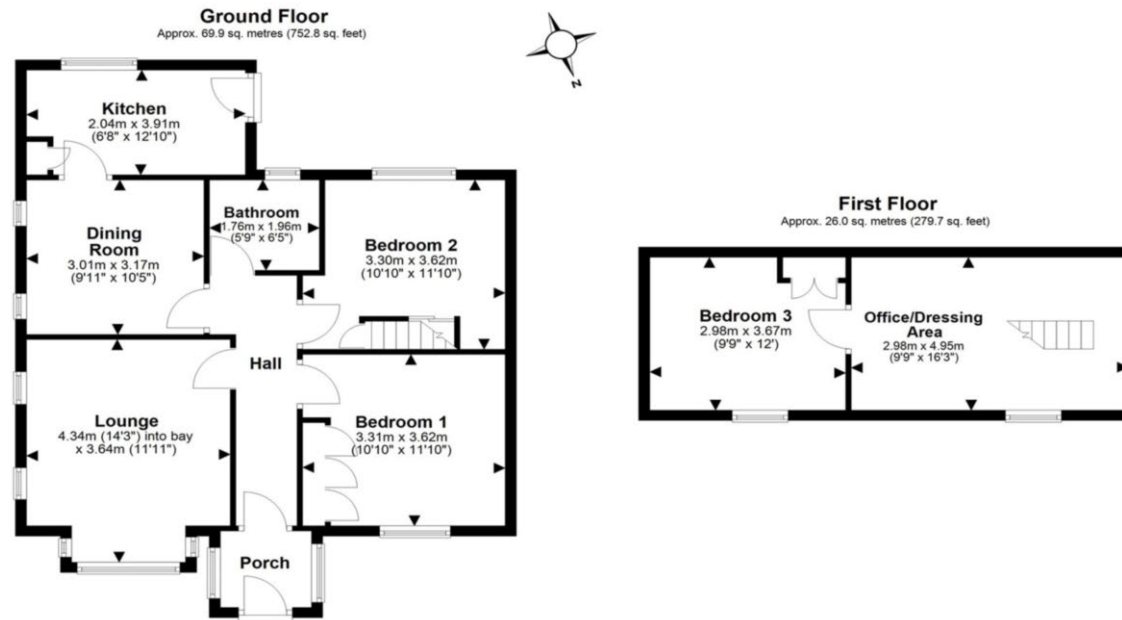
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 95.9 sq. metres (1032.5 sq. feet)

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