



44 Hill View Avenue, Helsby
Frodsham

Offers in Region of £300,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



44 Hill View Avenue

Helsby, Frodsham

An attractive, upgraded and extended semi-detached house, offered with no onward chain, and enjoying a good sized, private rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Appealing 1950's Built Bay Fronted Semi-Detached House
- Extended And Modernised Accommodation
- Character Features Retained
- Good Sized Private Rear Garden
- Garage and Driveway Parking



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Helsby, Frodsham

A hugely appealing bay fronted semi-detached family home built by reputable local builders, Clare & Ryder in the early 1950's. The property is offered with no onward chain and provides accommodation in excellent order throughout, retaining traditional character features combined with modern, tasteful decor. There are beautiful parquet floors running throughout the ground floor and the original stained glass has been preserved on the front door and side panels.

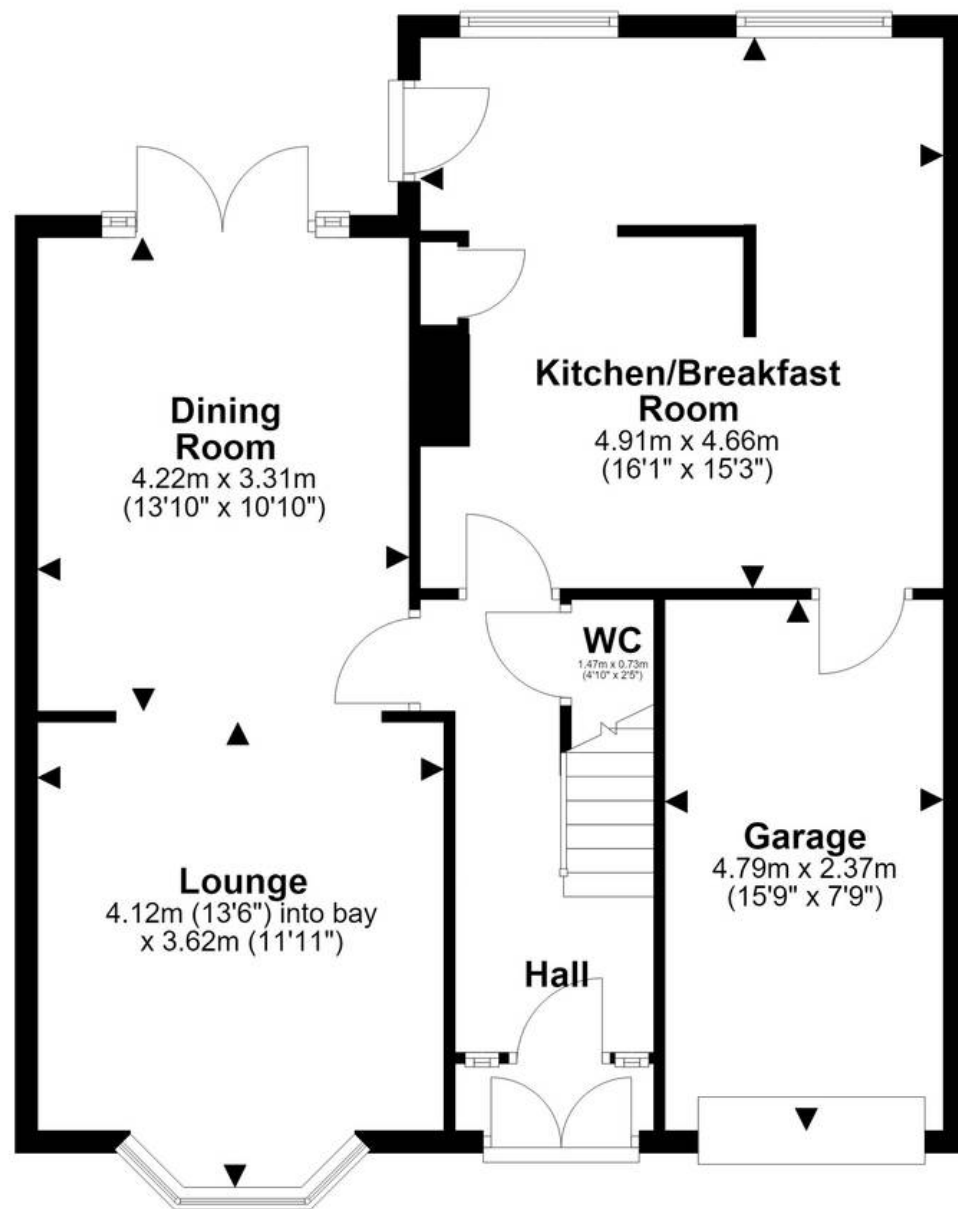
The accommodation is extended at the rear and is both spacious and light. The ground floor is entered via an entrance hall with a useful WC beneath the stairs. The large lounge has an archway connecting to the adjoining dining room. There is a bay window to the front and French doors opening to the rear garden from the dining room. The kitchen/breakfast room offers a range of modern cabinets, built in appliances and space for informal dining too. A door connects from the kitchen to the garage making this easily accessible for storage and utility use. The first floor offers three good sized bedrooms and a bathroom with a modern fitted suite. There is gas fired central heating and high quality double glazed windows are fitted, with triple glazing to the rear.

There is driveway parking to the front and an attached single garage with electrically operated door. The good sized, private rear garden has a timber decking and an area of lawn plus a timber gazebo.



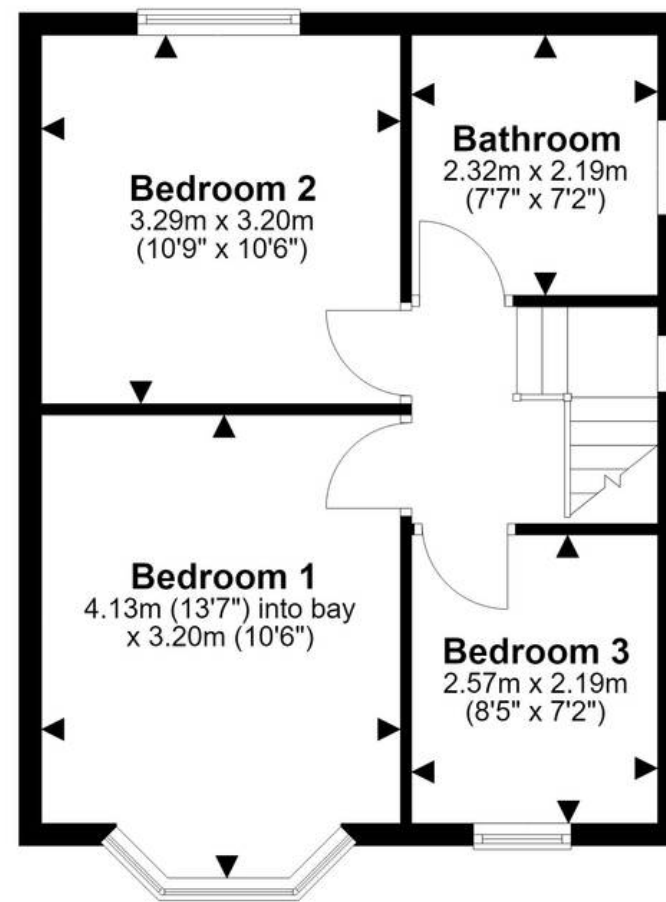
Ground Floor

Approx. 72.4 sq. metres (779.6 sq. feet)



First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Total area: approx. 111.3 sq. metres (1197.6 sq. feet)



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