



29 Hale View Road, Helsby

Frodsham

£285,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



29 Hale View Road

Helsby, Frodsham

A spacious semi-detached bungalow in a much sought after area, with unrivalled panoramic views and accommodation offering great potential.

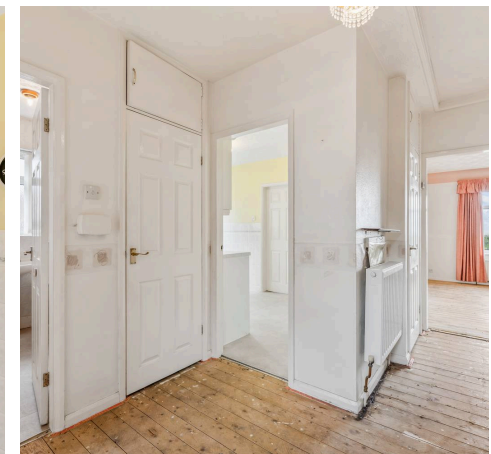
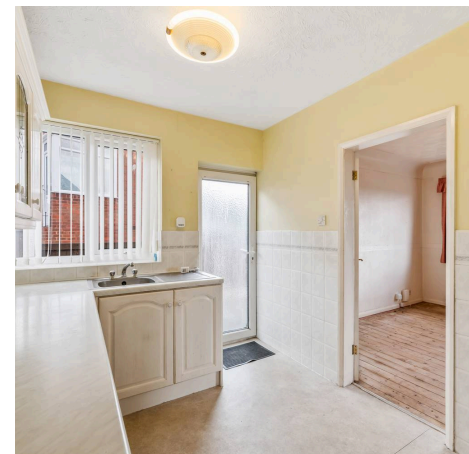
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Semi-Detached Bungalow in Prime Location
- Unrivalled Panoramic Views
- Sought After Well Established Location
- Scope for Updating and Improvement
- Potential For Loft Conversion (STP)
- Large Basement Storage/Workshop



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Offering unrivalled panoramic views to the rear over The Mersey Estuary and beyond, this semi-detached bungalow represents a rare and exciting buying opportunity, being offered for sale for the first time since it was built in the early 1960's.

It is also interesting to note that, at the time of writing, only four other properties have sold in the road in the past 10 years, testament to the appeal of the location. The property has been well cared for over the years but now offers great potential for new owners to inject capital and imagination to modernise, enhance and adapt to create their forever home.

Internally, there is well proportioned accommodation with flexible layout options. There are two spacious living rooms each with picture windows and incredible open views to the rear. There is a kitchen, two double bedrooms and a bathroom. There is a large basement offering excellent storage space and potential for further development. The large loft also provides scope for development, subject to any required planning permissions and building regulation approval being obtained. A number of other houses in the road have already explored this potential.

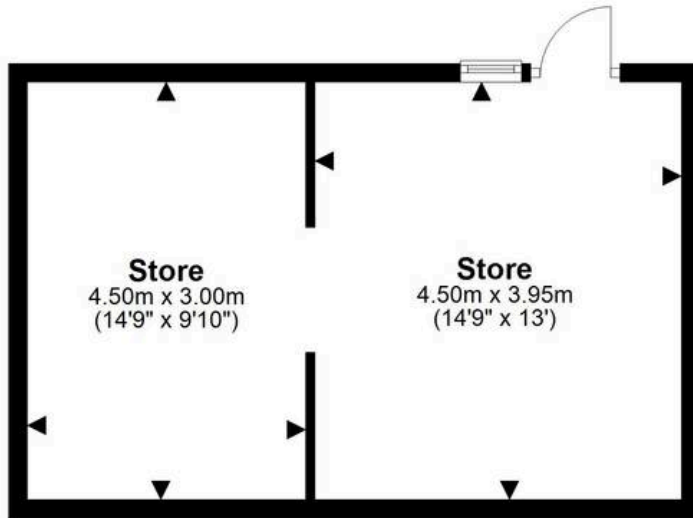
There is a long driveway leading to a single garage and gardens to both the front and rear.

The location is one of the most sought after in Helsby. It is a non estate setting, close to Helsby Hill and with views of the dramatic cliff face and some lovely rural walks on the doorstep. Hillside Primary and Helsby High School are both within walking distance. There are local shops and a Tesco



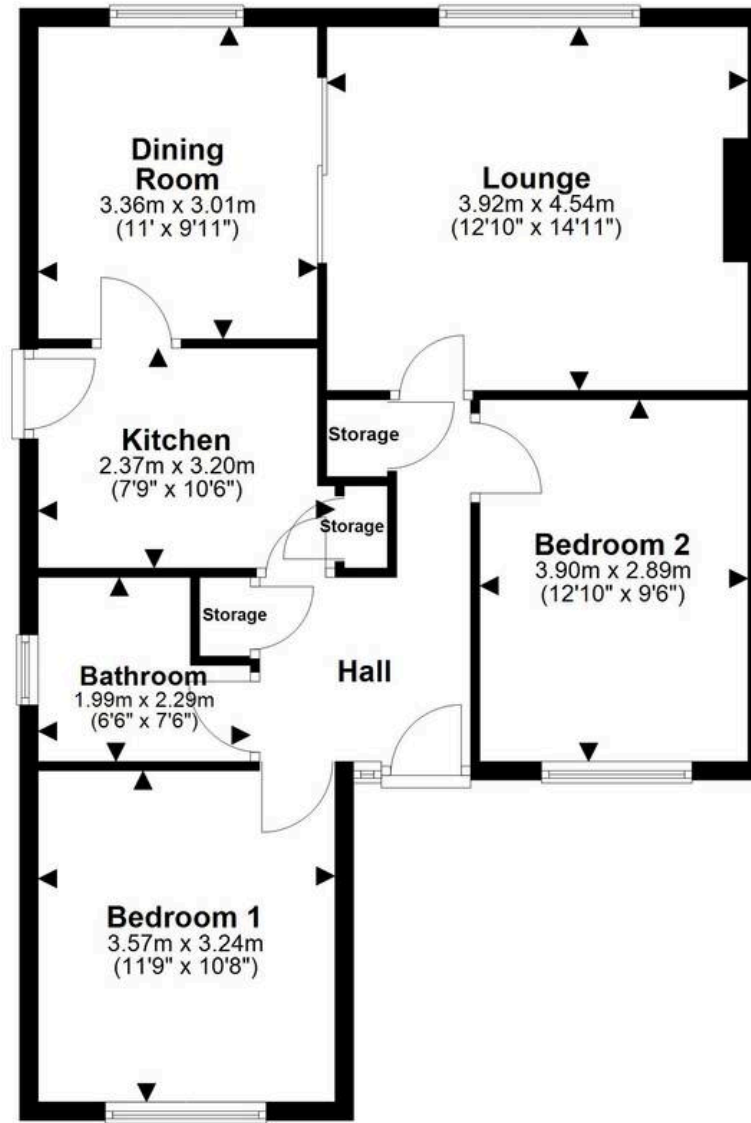
Basement

Approx. 31.7 sq. metres (341.5 sq. feet)



Ground Floor

Approx. 72.4 sq. metres (779.4 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 11.0 sq. metres (118.6 sq. feet)



Main area: Approx. 104.1 sq. metres (1120.9 sq. feet)

Plus garages, approx. 11.0 sq. metres (118.6 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.



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