



12 Balmoral Drive, Helsby
Frodsham

Offers in Region of £315,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



12 Balmoral Drive

Helsby, Frodsham

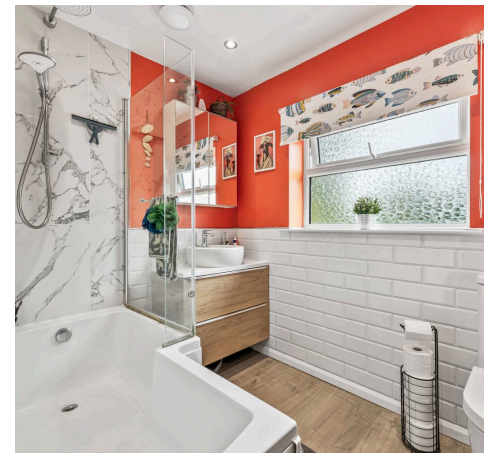
An attractive and appealing semi-detached house, well built in the 1950's, set within a small, much sought after cul-de-sac, in a popular area of Helsby. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Mature Semi-Detached House
- Sought After Cul-de-Sac Location
- Well Presented Throughout
- Substantial Timber Workshop/Studio
- Generous Garden and Terraced Patio
- Many Recent Improvements



12 Balmoral Drive

Helsby, Frodsham

Balmoral Drive is a small residential cul-de-sac set within one of the most sought after areas in Helsby. Its popularity results in properties remaining in long term ownership so the sale of this property represents a rare buying opportunity.

The house was built in the 1950's by a local builder of considerable repute, Alec Garner. It has a traditional, solid look and feel and also benefits from a number of recent upgrades including an electrical rewire in 2021, a new gas fired central heating boiler in 2023 and a new bathroom.

The internal layout includes two separate living rooms and a kitchen to the ground floor with three good sized bedrooms and a smart modern bathroom on the first.

Outside, there is a substantial detached timber workshop. This is an insulated building with power and lighting and offering potential for use as a home office. There is an attractive front garden area and driveway parking. The rear garden includes a lawn, flower beds and a raised Indian stone terraced patio.

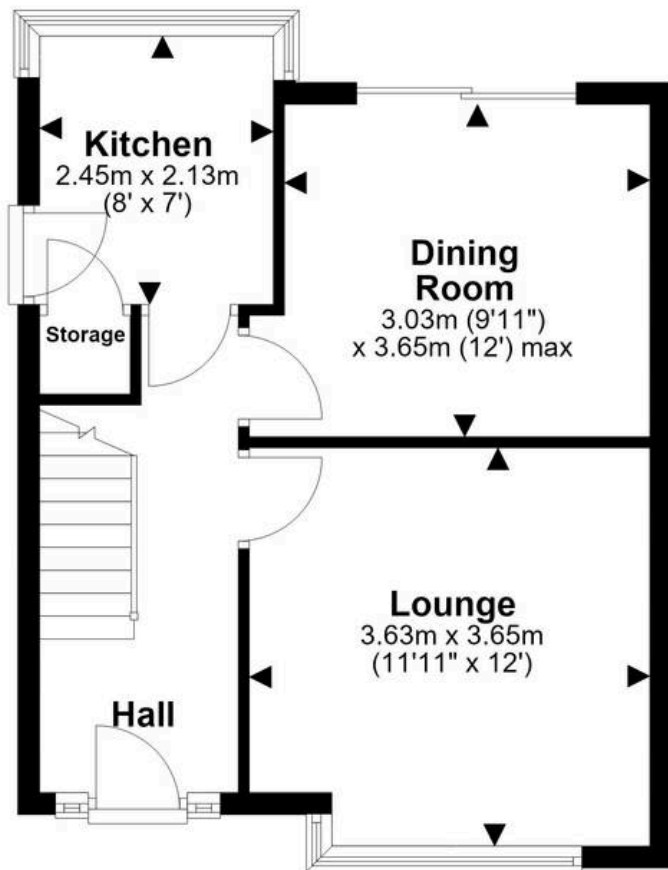
LOCATION

The house lies within a small residential cul-de-sac with historically few property sales reflecting the desirability of the setting. There are views to Helsby Hill and easy access to local walks making this an ideal location for those interested in outdoor activities. The location is also within walking distance of a range of local shopping facilities and excellent schools including Helsby Hillside Primary School and Helsby High School. The road, rail and motorway networks allow access to the region's



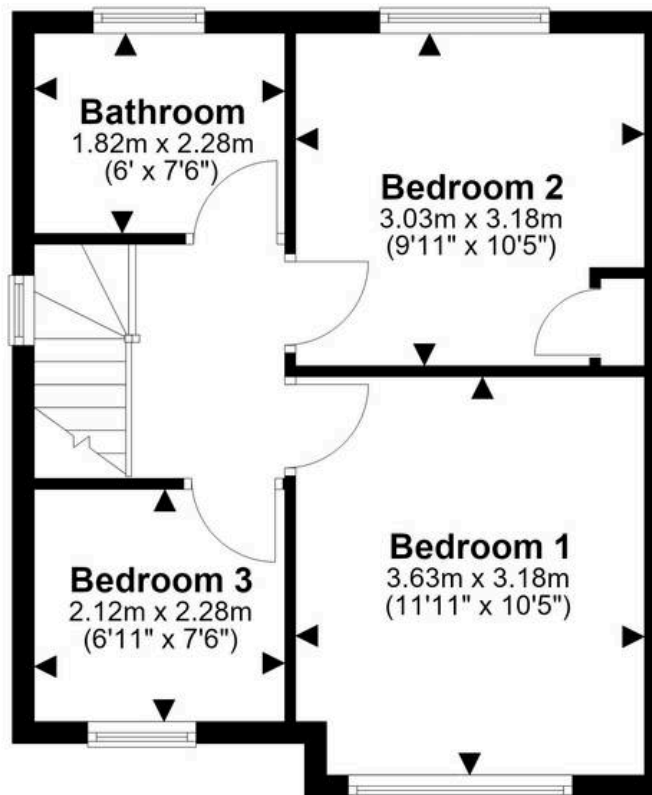
Ground Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



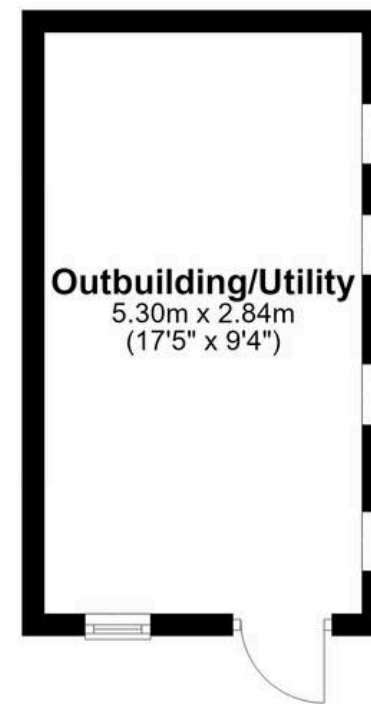
First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



Outbuilding/Utility

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 15.1 sq. metres (162.0 sq. feet)



Main area: Approx. 73.9 sq. metres (795.5 sq. feet)

Plus outbuildings, approx. 15.1 sq. metres (162.0 sq. feet)

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



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