



## **New Oak House, Chester Road, Helsby, WA6 0QS**

**Offers Over: £735,000**

*Freehold*

A BESPOKE CONSTRUCTED FOUR BEDROOM, three bathroom late 1990s detached house with ample family orientated accommodation, DOUBLE GARAGE, EXTENSIVE GARDENS, FAR REACHING VIEWS, and a very popular location to the north east of Chester.

**BRIEF DESCRIPTION** Dating back to the Iron Age, Helsby is an historic area with a highly regarded secondary school, numerous local facilities, and excellent connections to the wider north west communications network via a nearby link with the M56 motorway, providing excellent access to Warrington, Runcorn, Liverpool, Chester and various other north west locations. Regional and national rail connections are served by a station within Helsby itself, and the market town of Frodsham is also within easy reach. The property itself was individually constructed in the late 1990s and has the benefit of larger than average internal accommodation, a front lawned garden, tarmac driveway with multiple parking spaces, a side lawned garden, an extensive rear lawned garden, Indian stone seating areas, a double garage, a gas fired central heating system, pressurised hot water system, double glazed windows, connections to all mains services, and the following accommodation which is described in detail below.

**ENTRANCE PORCH** 6'0" max x 3'8" (1.83m max x 1.12m). With electronic alarm control panel, tiled flooring, main front entrance door, and inner doorway with stained glass and leaded effect feature leading to the reception hall.

**RECEPTION HALL** 15'6" x 12'0" max (4.72m x 3.66m max). With telephone point, central heating thermostat control, two radiators, cloaks cupboard, hardwood spindled and ballustraded staircase leading to the first floor accommodation, doorway leading down to the garage, and inner doorways leading to the following ground floor rooms.

**SITTING ROOM** 18'11" x 18'4" (5.77m x 5.6m). An impressive reception room with dual aspect windows, grain effect flooring, wall lights, television point, telephone point, single radiator and two double radiators, polished marble fireplace surround with inset open grate, and double glazed double doors opening onto a tiled and railed balcony.

**DINING ROOM** 14'7" max x 14'1" (4.45m max x 4.3m). With grain effect flooring, two double radiators and attractive aspect over the upper front seating area and lawned front garden.

**STUDY** 8'7" x 7'4" (2.62m x 2.24m). With grain effect flooring, radiator, telephone point and aspect over the rear garden.



**GROUND FLOOR SHOWER ROOM** 6'3" x 5'7" (1.9m x 1.7m). With white suite having chromium fittings comprising tiled corner shower cubicle with fitted thermostatically controlled shower unit, wash hand basin with mixer tap, WC, radiator, fan, tiled walls and tiled flooring.

**KITCHEN/BREAKFAST ROOM** 18'4" x 16'4" (5.6m x 4.98m). An L-shaped room ideally suited to ad-hoc dining and food preparation, with dual aspect windows, extensive limed oak range of fitted wall units, display units, floor cupboards and drawers with marble effect work surfaces, tiled splashbacks, tiled flooring, ceiling spotlights, television point, double radiator, breakfast bar area, gas fired cooking range with stainless steel hood above, integrated refrigerator, aspect over the lawned rear garden, inner doorway leading to the utility room, and double glazed double french doors leading to and overlooking an attractive side seating area.

**UTILITY ROOM** 14'7" (4.45m) max x 12'4" (3.76m) max. An L-shaped room with fitted range of storage units, having tiled splashbacks, marble effect work surfaces, tiled flooring, access to a roof void space, RCD/circuit breaker control panels, aspects over the side lawned garden and seating area, wall mounted gas fired central heating boiler, wall mounted central heating control timer, double radiator, external rear door, and points and space for a washing machine, dishwasher, tumble dryer, microwave oven, refrigerator and freezer.

**GALLERIED LANDING** 10'11" x 10'1" (3.33m x 3.07m). With superb hard wood spindled and ballustraded staircase leading via a half landing from the reception hall, double radiator, wall lights and doorways to the following first floor rooms.

**MASTER BEDROOM** 18'5" x 17'7" max (5.61m x 5.36m max). With stunning far reaching panoramic views, revealed timber flooring, telephone point, wall lights, two radiators, secondary electronic alarm control panel, built-in storage cupboard, and inner doorway leading to an en-suite shower room.

**EN-SUITE SHOWER ROOM** 7'6" x 5'11" (2.29m x 1.8m). With white suite having chromium fittings comprising circular shower cubicle with fitted twin head thermostatically controlled body jet style shower unit, wash hand basin, WC, fan, tiled walls, tiled flooring and radiator.

**BEDROOM TWO** 14'3" max x 14'0" (4.34m max x 4.27m). With stunning panoramic views, wall lights and two radiators.

**BEDROOM THREE** 14'5" x 11'9" (4.4m x 3.58m). With far reaching skyline aspects, radiator, wall lights and access to the loft space.

**BEDROOM FOUR** 14'6" max x 10'1" (4.42m max x 3.07m). With grain effect flooring, radiator, wall lights, aspect over the attractive rear garden, and larger than average double doored airing cupboard with fitted shelving and Megaflow pressurised high capacity hot water cylinder.

**FAMILY BATHROOM** 9'0" x 6'3" (2.74m x 1.9m). With coloured suite having chromium fittings comprising larger than average corner panelled bath, wash hand basin, bidet, WC, fan, tiled walls, wall mounted mirror with light above, radiator and tiled flooring.

**OUTSIDE** The grounds to New Oak House are a particular feature, being larger than average, established and approached via a tarmacadam driveway which leads to a parking area, having multiple space and adjacent larger than average lawned sections, as well as a series of mature deciduous trees, two upper Indian sandstone laid seating areas, steps leading to the main front door, and a flagged pathway which leads via a gateway in an anti-clockwise direction around the property to an attractive side lawned, railed and flagged seating area, with stocked rose bed, external lighting, external cold water, externally accessed gas and electricity meter cupboards, and a pathway continuation which leads to the attractive rear garden. The rear garden is laid mainly to an upper lawned section with a series of mature deciduous and evergreen trees, various shrubs and plants, earthed and brick edged beds, a lower Indian sandstone extensive seating area, external lighting and a side storage area.

**DOUBLE GARAGE** 18'10" x 17'9" (5.74m x 5.4m). With electrically operated vehicular up and over entrance doors, power points, lighting, inner storage section and doorway leading to a useful inner store/workshop.

**INNER STORE/WORKSHOP** 9'1" x 5'11" (2.77m x 1.8m). With lighting.



### Directions

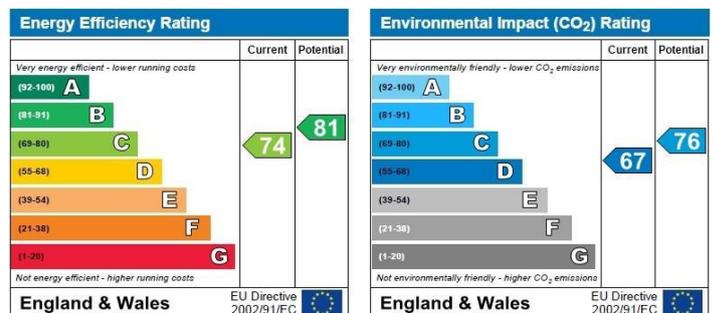
From Chester, proceed out of the city along Hoole Way, over the Hoole railway bridge and onto Hoole Road. Proceed to the end of Hoole Road, following signs for the A56, Mickle Trafford and Helsby. Continue through Mickle Trafford and for a further distance, passing Dunham on the Hill, and continuing along the A56 until reaching the traffic light controlled junction. Turn right at this point, once again following signs for Helsby and Frodsham. Continue for a further distance into Helsby itself, proceeding through the traffic lights, past Tesco on the left, and after a further short distance, the entrance to New Oak House will be observed as the second driveway on the right hand side after a small florists.

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### Disclaimer

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