



Guide Price £295,000  
BECKETTS, WESTFIELD ROAD, ST. HELENS, PO33 1UZ



## **SUCH CHARM, LOW MAINTENANCE AND CONVENIENCE!**

Welcome to this charming **SEMI-DETACHED HOUSE** on Westfield Road, St. Helens! Situated near the village Green and local amenities, this property offers a peaceful retreat while being just a leisurely stroll away from the beaches, Bembridge Marina, and sailing clubs. Additionally, being less than 20 minutes from the Fishbourne to Portsmouth mainland car ferry terminal, so very convenient for commuting. This very well presented residence offers a spacious and bright sitting/dining room, conservatory, separate kitchen, downstairs w.c., plus 2 **DOUBLE BEDROOMS** and 2 en suite bath/shower rooms (one offering a 'Jack & Jill' arrangement) all of which spreads across 915 sq ft of living space. Further benefits include gas central heating, tilt & turn double glazed windows, a lovely patio/lawned garden (with shed) plus a **PARKING BAY**. Becketts is not only easy to maintain but also versatile, making it an ideal choice for first, second, retirement or investment buyers. Don't miss the opportunity to make this property your own and enjoy the best of what St. Helens has to offer! **NO CHAIN!**

### **ACCOMMODATION:**

Entrance door into:

### **HALLWAY:**

Welcoming hall with fitted coir mat and wood effect vinyl flooring. Carpeted stairs to first floor with cupboard below. Doors to:

### **DOWNSTAIRS W.C.:**

Comprising w.c. and wash hand basin. Radiator. Obscured double glazed window to front.

### **KITCHEN:**

Modern fitted kitchen offering range of matching cupboard and drawers with under unit lighting plus contrasting work surfaces incorporating inset sink unit. Integral appliances include gas hob with electric oven under and extractor over; dishwasher; tall fridge/freezer. Space and plumbing for washing machine. Double glazed window to front.

### **SITTING/DINING ROOM:**

A very well proportioned carpeted reception room with radiators x 2. Window overlooking garden and double opening doors to the Conservatory.

### **CONSERVATORY:**

Dual aspect conservatory with one exposed brick wall and double glazed windows to rear and side (and fitted blinds to the 'ceiling'). French doors to garden. Radiator. Vinyl flooring.

### **FIRST FLOOR LANDING:**

Carpeted landing with window to side. Access to loft space. Doors to:

### **BEDROOM 1:**

Good sized carpeted double bedroom with window offering far reaching Downs views. Radiator. Door to En suite Bathroom.

### **'JACK & JILL' BATHROOM:**

En suite bathroom which also benefits from return door to landing. Comprising white suite of panelled bath with shower over. Heated towel rail. Laminate flooring.

### **BEDROOM 2:**

Another large carpeted double bedroom with window to front. Radiator. Door to deep over-stairs cupboard housing Worcester gas boiler. Further door to:

### **EN SUITE 2:**

En suite shower room comprising fully tiled shower cubicle, wash basin and w.c. Laminate flooring. Obscured window to side.

### **OUTSIDE:**

There is a fully enclosed rear garden bordered by fencing with gated access leading to the front. Offering a paved patio area with the rest being mainly laid to lawn. Timber garden shed. Outside tap to front.

### **PARKING:**

A block paved driveway provides parking for one vehicle.

### **TENURE:**

Freehold

### **COUNCIL TAX and EPC:**

Council Tax: Band C

Energy Performance Certificate rating: C

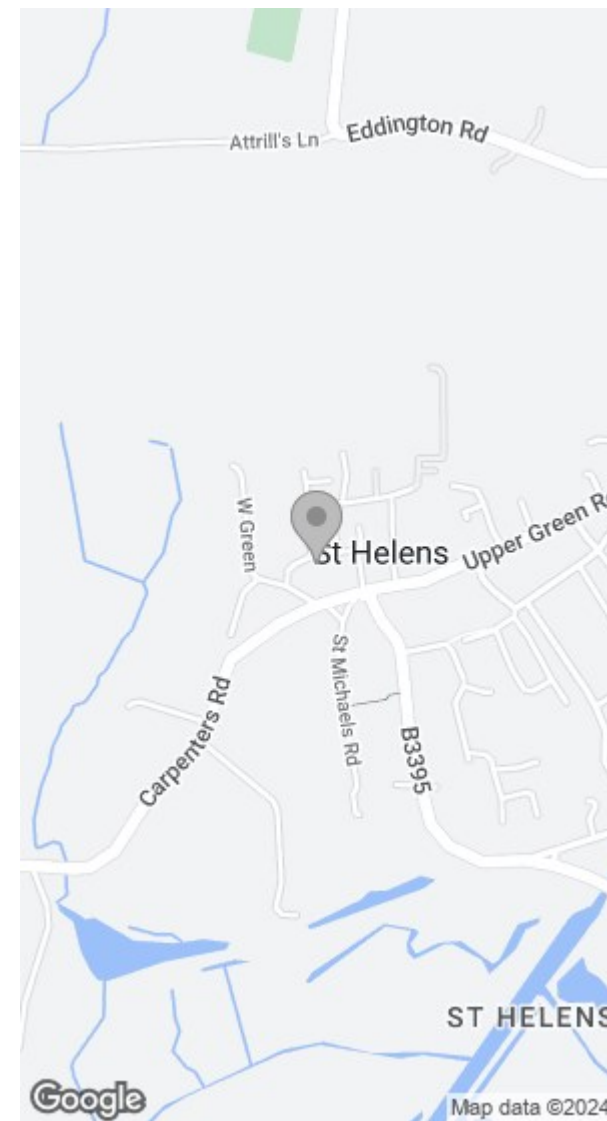
### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
75 sq m / 805 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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