

FREEHOLD



Bungalow - Semi Detached

# 40 GORSEY LANE, CLOCK FACE, ST. HELENS, WA9 4XB

Asking Price

## £210,000

### FEATURES

- An immaculate two bedroom semi detached bungalow
- Entrance hall, lounge with feature fireplace
- Fitted kitchen with built in appliances
- Two double bedrooms, one with built in wardrobes
- Driveway for several vehicles
- Situated in a popular area close to local amenities
- Conservatory with french doors to the garden
- Family bathroom with modern three piece suite
- Rear garden with two garden sheds, shrubs and trees
- An early viewing is advised



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 2 Bedroom Bungalow - Semi Detached located in St. Helens

Situated on the charming Gorsey Lane in Clock Face, St. Helens, this beautifully presented semi-detached bungalow offers a delightful blend of comfort and style. Recently extended and meticulously renovated by its current owner, the property is decorated to an exceptionally high standard, making it an inviting home for potential buyers.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation or entertaining guests. The adjoining conservatory bathes the living space in natural light, creating a warm and airy atmosphere. The fitted kitchen comes complete with modern appliances, making it a joy for any home cook. This bungalow features two generously sized double bedrooms, providing ample space for rest and privacy. The family bathroom is equipped with a contemporary three-piece suite, ensuring convenience for all.

Externally, the property boasts a lovely rear garden, which includes a raised patio area ideal for al fresco dining, alongside well-established shrubs and mature trees that enhance the outdoor space. Additionally, there are two garden sheds for storage, catering to all your gardening needs. The front of the property offers ample parking for up to two vehicles, a valuable feature in this sought-after location.

With its prime position and high-quality finishes, this bungalow is a rare find. An early viewing is highly recommended to fully appreciate all that this delightful home has to offer. The property holds an EPC grade of D, reflecting its energy efficiency. Don't miss the opportunity to make this stunning bungalow your new home.

## **Entrance Hall**

Ceramic tiled flooring. Column radiator.

## **Lounge**

14'8 x 13'5 max

Feature fireplace housing a living flame gas fire. Central heating radiator. Understairs storage cupboard. Inset ceiling spotlights. Stairs to the loft.

## **Conservatory**

18'3 x 8'2

UPVC double glazed french doors leading to the rear aspect complete with shutters. Laminate wood effect flooring

## **Kitchen**

8'11 x 7'0

UPVC double glazed window to the side aspect, complete with shutters. Laminate wood effect flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include a gas hob, electric double oven and extractor hood. Tiled splashbacks. Inset ceiling spotlights.

## **Bedroom One**

11'6 x 9'11

UPVC double glazed window to the front aspect, complete with shutters. Laminate wood effect flooring. Central heating radiator. Built in double wardrobe. Coved ceiling. Inset ceiling spotlights.

## **Bedroom Two**

8'10 x 7'2

UPVC double glazed window to the front aspect, complete with shutters. Laminate wood effect flooring. Coved ceiling. Inset ceiling spotlights.,

## **Bathroom**

UPVC double glazed window to the side aspect, complete with shutters. Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with overhead shower, a pedestal wash handbasin with waterfall tap and a low level wc. Heated towel rail. Tiled walls.

## **Loft**

The loft is boarded with storage into the eaves. Two velux windows

## **External**



At the rear of the property is a paved garden with a raised patio area. Mature shrubs and trees. Two garden sheds. Outside light. Gate to the front. Water supply  
At the front is a large driveway for several vehicles.







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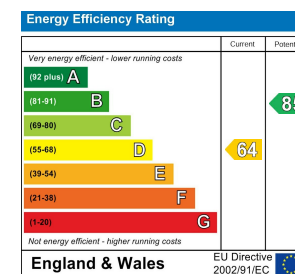
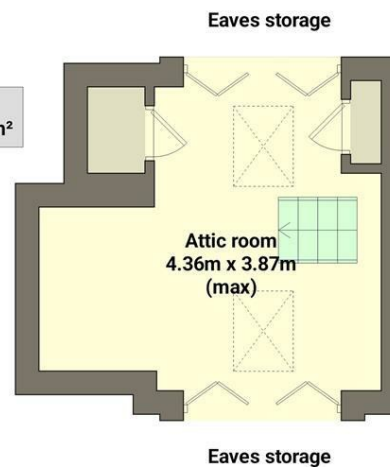
Council Tax Band

**B**



Ground floor  
Area: 57.36 m<sup>2</sup>

Attic floor  
Area (approx): 15.23 m<sup>2</sup>



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.