

FREEHOLD



House - Detached

20 HILL SCHOOL ROAD, ECCLESTON HILL, ST. HELENS, WA10 3BH

Asking Price

£440,000

FEATURES

- An individually designed three bedroom detached property
- Situated in a highly sought after location
- Close to Eccleston Park train station, transport links and good local schools
- Decorated to an extremely high standard by its current owners
- Entrance hall, lounge, dining room and sun lounge
- Fitted kitchen with appliances and utility room
- Downstairs cloaks and large family bathroom with a four piece suite
- Beautifully tended garden at the rear with lawn, fruit trees and patio



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3 Bedroom House - Detached located in St. Helens

Entrance Hall

UPVC part glazed composite front door. Central heating radiator with decorative cover. Stairs to the first floor accommodation. Coved ceiling

Cloaks

UPVC double glazed window to the front aspect. Karndean flooring. Fitted with a two piece suite comprising of a white vanity unit housing a wash hand basin with a waterfall tap and a low level wc. Built in storage cupboard. Central heating radiator. Coved ceiling

Lounge

18'9 x 11'6

UPVC double glazed bow window to the front aspect. Karndean flooring. Feature fireplace with decorative wooden mantle. Central heating radiator. Coved ceiling

Dining Room

12'4 x 8'7

UPVC double glazed sliding doors to the sun lounge. Karndean flooring. Central heating radiator. Coved ceiling

Sun Lounge

13'2 x 9'3

UPVC double glazed units and part glazed door to the garden. Velux window. Central heating radiator. Inset ceiling spotlights.

Kitchen

17'3 x 8'8

UPVC double glazed window to the rear aspect. Karndean flooring. Fitted with a range of cream wall and base units comprising of cupboards, pull out larder unit, drawers and granite work surfaces with matching upstands. 1 1/2 bowl inset sink with mixer tap and drainer grooves. Integral appliances include a five ring gas hob, electric double oven, microwave and dishwasher. Plumbed for an American style fridge freezer. Central heating radiator. Coved ceiling. Inset ceiling spotlights.

Utility Room

8'8 x 7'9

UPVC double glazed window to the rear aspect. Fitted with a range of wall and base units in 'Cobalt' blue with marble work surfaces and matching upstands. Plumbed for an automatic washing machine. A stainless steel sink with mixer tap. Door to the garage

Landing

Doors to all rooms. Built in storage cupboard. Loft access point with pull down ladder

Bedroom One

15'7 x 11'8

UPVC double glazed window to the front aspect. Central heating radiator. Built in double wardrobe. Coved ceiling

Bedroom Two

10'5 x 9'5

UPVC double glazed window to the front aspect. Built in double wardrobe. Central heating radiator. Coved ceiling

Bedroom Three

12'6 x 8'2

UPVC double glazed window to the rear aspect. Central heating radiator. Built in wardrobe.

Bathroom

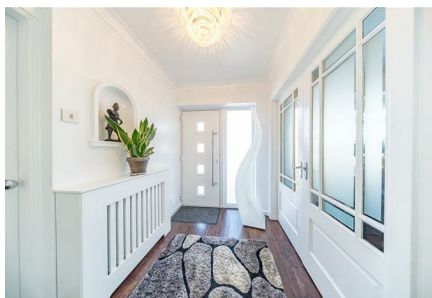
13'0 x 9'5

Two UPVC double glazed windows to the rear aspect. Fitted with a four piece suite comprising of a step in shower, a free standing bath with claw feet, a white vanity unit housing a wash hand basin and a low level wc. Tiled splashbacks. Heated towel rail. Coved ceiling. Inset ceiling spotlights.

External

At the rear of the property is a paved patio area with pergola over. Raised beds with shrub displays. Steps up to a garden laid to lawn with shrubs, fruit trees and floral displays. Further secluded seating area. Outside lighting. Water supply.

At the front is a driveway for off road parking leading to an integral garage with electric up and over door and power and lighting. Electric car charger





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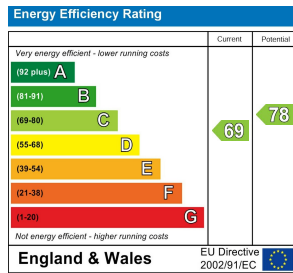
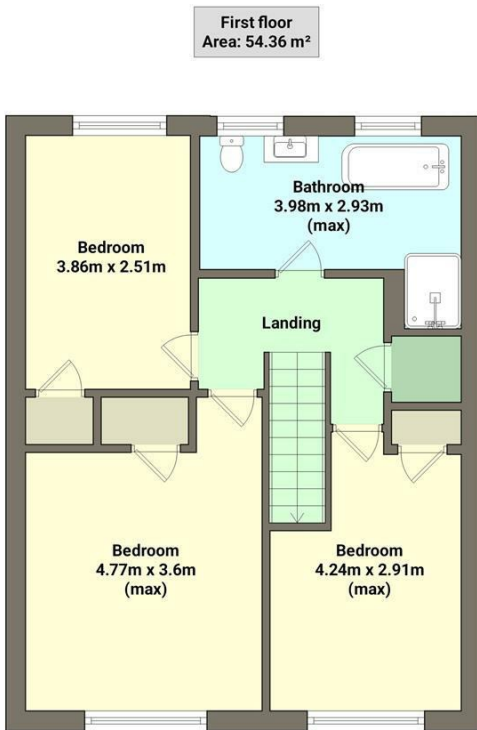
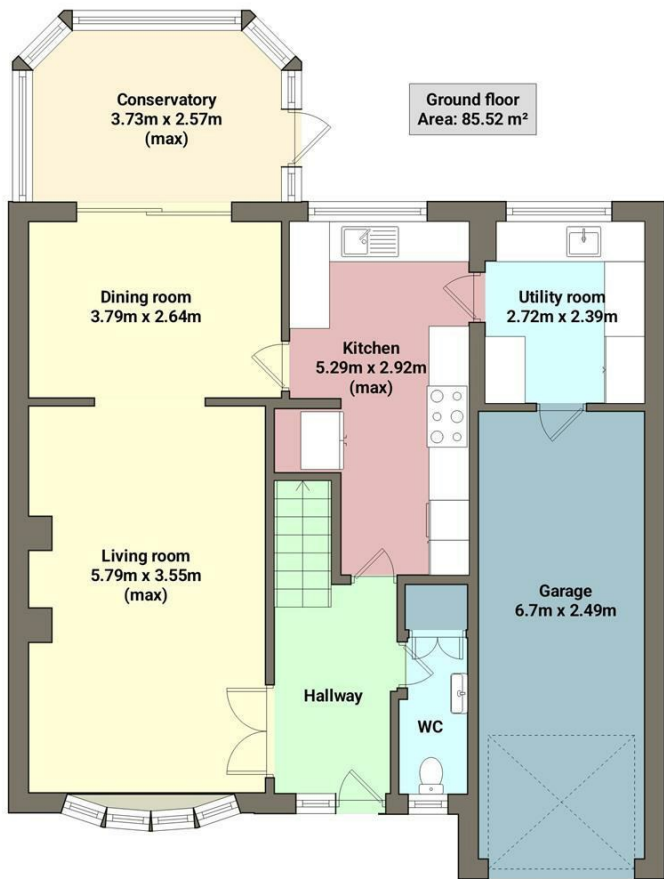
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Council Tax Band

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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.



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