

FREEHOLD



House - Detached

**45 STAFFORD ROAD,
ST. HELENS, WA10
3JH**

Asking Price

£350,000

FEATURES

- Beautiful detached four bedroom family home with detached garage
- Modern kitchen breakfast with integrated Integrated dishwasher, fridge freezer Washing machine and tumble drier
- Ground floor W.C.
- Spacious living room with seperate dining room
- Off road parking for multiple cars
- Detached garage to the rear with additional off road parking



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4 Bedroom House - Detached located in St. Helens

Nestled on Stafford Road in St. Helens, this impressive, detached house, built in 1992, offers a remarkable blend of space and comfort, perfect for family living. Spanning 1,259 square feet, the property is set on a generous corner plot, providing ample outdoor space and privacy.

Upon entering, you are greeted by a welcoming hallway that leads to two spacious reception rooms. The lounge and dining room are designed for both relaxation and entertaining, with the dining area featuring French doors that open onto a delightful patio, ideal for summer gatherings. The fully fitted kitchen is a chef's dream, boasting an extensive range of wall and base storage, integrated appliances including Integrated dishwasher, fridge freezer Washing machine and tumble drier with premium solid worktops. Additionally, a convenient downstairs W/C and a charming orangery overlooking the expansive side garden enhance the practicality of this home.

The first floor accommodates four bedrooms, three of which are generously sized doubles, while the fourth serves as a versatile home office. The master bedroom benefits from an en-suite, ensuring privacy and convenience. A separate family bathroom, complete with a full-sized bath and shower, caters to the needs of the household.

The property is equipped with UPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout. A drop-down ladder provides access to the boarded loft area, offering additional storage solutions. The front of the house features a private block-paved driveway with space for four vehicles, while the rear boasts a splendid patio area, perfect for family barbecues.

A detached garage adds further versatility, suitable for various family needs with a beautifully maintained lawn, ideal for enjoying sunny days.

This stylish and well-maintained home is situated in a highly regarded area, close to popular schools, local amenities, and excellent road links.

Full Description

ENTRANCE HALLWAY Wood effect PVCu light oak double glazed entrance door with side panels, spindle staircase to first floor, radiator, wood effect flooring

CLOAKS / WC Low level WC, wash hand basin set in vanity unit, wood effect PVCu light oak double glazed window, heated towel rail, wood affect flooring

LOUNGE 15' 2" x 18' 8" (4.62m x 5.69m) Wood effect PVCu light oak double glazed bow window, television point, radiator, archway to dining room, wood effect flooring

DINING ROOM 11' 9" x 7' 8" (3.58m x 2.34m) Wood effect PVCu light oak double glazed French doors leading to side / rear gardens, wood effect flooring, radiator

ORANGERY 13' 0" x 10' 8" (3.96m x 3.25m) PVCu double glazed all round incorporating French doors leading to the rear, wood effect flooring

BREAKFAST KITCHEN 17' 0" x 12' 2" (5.18m x 3.71m) Mixer taps set over a Belfast sink unit, range of central work area incorporating base units, integrated fridge, freezer and dishwasher, base and wall units, built in stainless steel hood, wine rack, breakfast bar, part tiled walls, wood effect flooring, wood effect light oak PVCu double glazed window, wall mounted and housed gas fired boiler, gas cooker point, 2 radiators, pantry area off

LANDING AREA Access to roof space,

MAIN BEDROOM 11' 11" x 10' 11" (3.63m x 3.33m) Wood effect PVCu light oak double glazed window, wood effect flooring, radiator

EN-SUITE SHOWER ROOM, Walk in shower unit, hand wash basin, low flush W.C. with tiled ceramic floor

BEDROOM 2 11' 1" x 8' 10" (3.38m x 2.69m) Wood effect PVCu light oak double glazed window, radiator

BEDROOM 3 11' 0" x 7' 6" (3.35m x 2.29m) Wood effect PVCu light oak double glazed window, radiator, wood effect flooring

BEDROOM 4 12' 1" x 9' 0" (3.68m x 2.74m) Wood effect PVCu light oak double glazed window, wood effect flooring, radiator

BATHROOM 3-piece white suite comprising; panelled bath with shower, hand basin set in vanity unit, low level WC, fully tiled walls, heated towel rail, wood effect PVCu light oak double glazed window, ceramic flooring

FRONT / SIDE GARDEN AREA Block paved driveway providing ample hard standing, mature flower tree and shrub border, hedge, fenced boundaries, side driveway leading to the detached garage

REAR Lawned area, mainly laid to lawn with shrub borders, paved patio area, paved walkways, gated access, fence boundaries, security lighting, water tap

PLOT OF LAND Combined plot of land 4,985 sq ft

GARAGE Detached brick construction with pitched and tiled roof, up and over doors, personal door

PARKING Ample off-road parking to main driveway and at the rear with the detached garage

HEATING SYSTEM Gas fired combination gas fired boiler, radiator

Sellers notes
Council Tax band - D £190 a month

Average gas and electricity about £200 a month-

New Baxi 800 series combi boiler- September 2021, came with a 10 year guarantee

Pantry has light and electric plug in

Outside
Front landscaped last year- space for 4 cars, over 100m2 of paving

Back landscaped a few years ago- Italian porcelain- anti slip- easy to clean, frost resistant
Lawn re-laid 2 years ago
Low maintenance garden
Sofit lights front and back of the house controlled by a timer
Separate timer for garden lights
Garage has power inside, and roof is boarded out for additional storage.



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Separate drive in front of garage, accessed at the end of the garden, providing additional parking space

2 outside taps 1 in the front and 1 at the back.
Outdoor power supply in rear garden

PVC ceilings in downstairs W.C., en-suite, bathroom

Extractor fans in both en-suite and bathroom linked to the lights.

En-suite and bath room both have a rainfall shower.

Attic is boarded out with drop down ladder, and mains lighting, roof eaves have shelving fitted for additional storage boxes each side

both Virgin and sky available in the house, currently have 1gb internet.

New flooring through out, most rooms re plastered

All interior doors upgraded, all sockets and switches changed to metal ones.



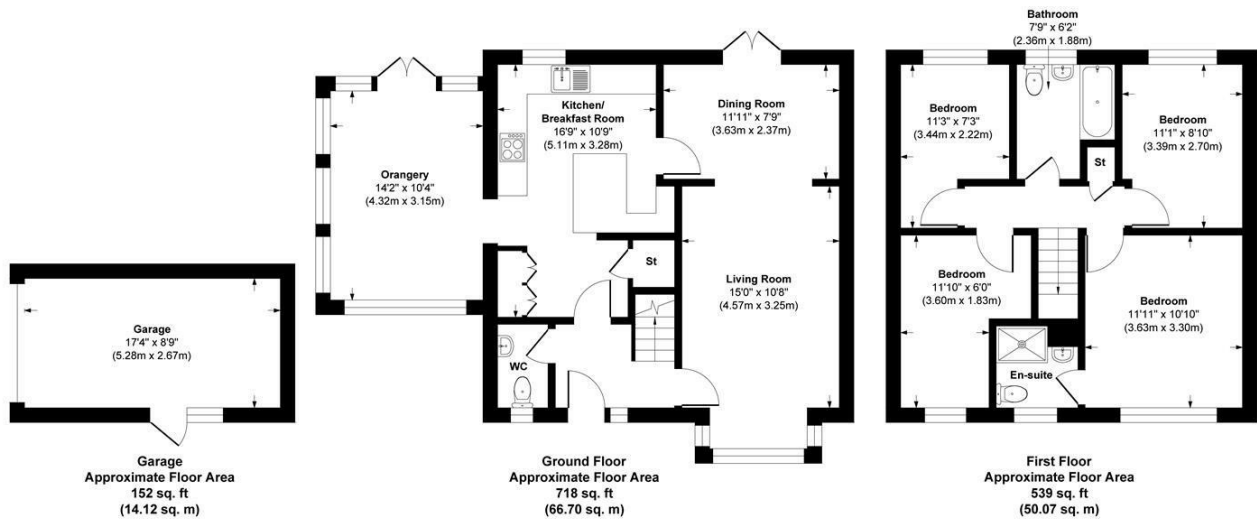
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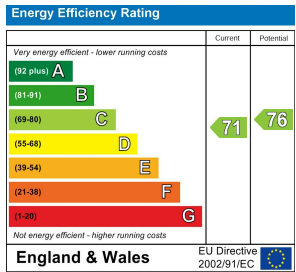
Council Tax Band

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Approx. Gross Internal Area 1409 sq. ft / 130.89 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



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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