

## ST HELENS

ST HELENS, WA9 2PT

£192,500  
FREEHOLD

Mistoria Estate Agents are pleased to offer for sale this modern three bed, three bathroom detached house. The property is an ideal family home in a much sought after location with Three bedrooms, Master ensuite. The property is being sold with vacant possession and no chain !!!



# ST HELENS

• THREE BED DETACHED FAMILY HOME FOR SALE • SITUATED IN A GOOD LOCATION. PARKING. • UPVC DOUBLE GLAZED, FULLY GAS CENTRAL HEATED. • MASTER BEDROOM WITH SHOWER ENSUITE. • OPEN PLAN LOUNGE DINER, GROUND FLOOR WC. • LARGE PRIVATE SOUTH FACING GARDEN. • FAMILY BATHROOM & TWO FURTHER BEDROOMS • CLOSE TO LOCAL AMANITIES, SCHOOLS AND TRANSPORT LINKS • IDEAL FAMILY HOME. VACANT POSSESSION & NO CHAIN!!! • CALL MISTORIA ESTATE AGENTS TODAY TO GET YOUR VIEWING!!



## Full Description

Mistoria Estate Agent are pleased to offer for sale this modern three bed, three bathroom detached family home, situated in a quiet estate close to local amenities , local schools and transport links, 7 minute drive to major motor way networks

With parking, UPVC double glazing, fully gas central heating with a good size south facing private rear garden.

Internally the property comprises of ground floor WC, open plan lounge diner with French doors leading out to garden, cloak room, kitchen with eye and low level units, electrical oven ,gas hob extractor stainless steel drainer

Am going upstairs in the property there is a nice bright landing which has access of the following master bedroom with rear aspect, carpeted which has access to shower ensuite which has a low flush WC, vanity unit heated towel rail and electric shower

Also there is two further bedrooms one with front aspect and the other to the rear, There is also a family bathroom with bath, low flush WC and vanity unit,

This property would be ideal for first time buyers, young professionals, young families as of size price and location

The property is being sold with Vacant possession and NO CHAIN!!

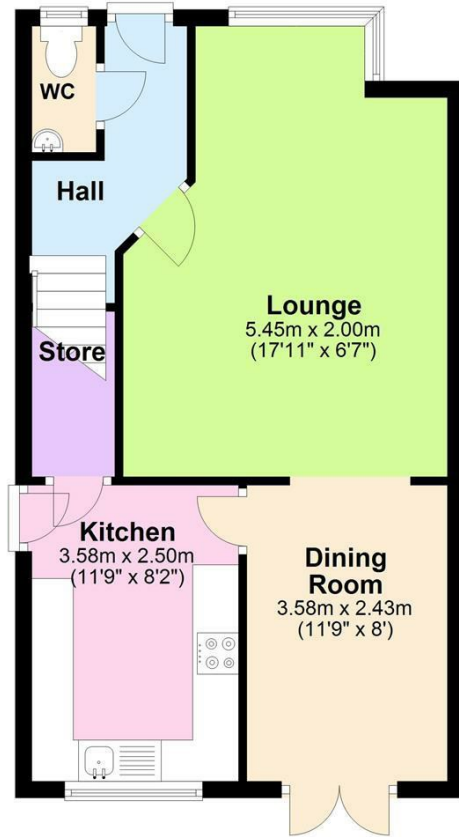
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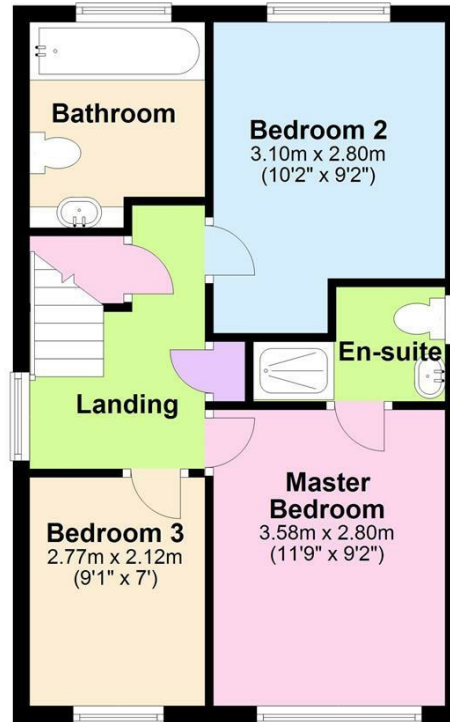
# ST HELENS



### Ground Floor



### First Floor



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | <b>86</b> |
| (69-80) <b>C</b>                            |  | <b>73</b>               |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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/tenants are advised to recheck the measurements

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