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## Knutsford Close, St. Helens, WA10 5RD

### £485,000

We are pleased to announce for sale with no chain this executive four bedroom detached property which is positioned in the popular 'Eccleston Woods' and within close proximity to Taylor Park and local Primary and Secondary schools. The property benefits from gas central heating and being UPVc double glazed and offers spacious accommodation briefly comprising of: entrance hallway, wc, lounge, dining room, snug/office, kitchen and utility room all to the ground floor. To the first floor there are four good sized bedrooms with the master benefiting from en-suite shower room, and a four piece family bathroom. Externally the property is set on a good sized plot with gardens to the front and rear with double driveway leading to a double detached garage. Viewing is highly recommended to appreciate the position and tranquillity of this property and can be arranged through our office or by calling 01744 24341.



**Entrance Hallway**

Door to front aspect, stairs to first floor with cloakroom underneath, house alarm, and radiator.

**WC**

UPVc double glazed window to side aspect, low level wc, hand wash basin, and heated towel rail.

**Lounge**

17'10" x 10'7" (5.45 x 3.23)

UPVc double glazed window to front aspect, UPVc double glazed patio doors leading to rear garden, living flame gas fire set in feature fire place, and two radiators.

**Snug/ Office**

10'6" x 8'9" (3.21 x 2.68)

UPVc double glazed window to front aspect, and radiator.

**Kitchen/Diner**

13'0" x 12'3" (3.97 x 3.75)

Two UPVc double glazed windows to rear aspect, range of wall and base units, 1 1/2 sink unit with mixer tap, integral gas hob and electric oven, integral fridge and dishwasher, and a vertical radiator.

Dining area has UPVc double glazed french windows leading to the rear garden, and a vertical radiator 9'11" x 9'11"

**Utility Room**

19'1" x 5'2" (5.84 x 1.58)

UPVc double glazed window to front and rear aspects, UPVc door to rear garden, range of wall and base units, Belfast sink, plumbed for washing machine, space for tumble dryer and radiator.

**First Floor Landing**

UPVc double glazed window to front aspect, and radiator.

**Bedroom One**

11'5" x 10'1" (3.50 x 3.09)

UPVc double glazed window to rear aspect, radiator, and range of fitted wardrobes.

**En-Suite Shower Room**

9'1" x 7'5" (2.77 x 2.27)

UPVc double glazed window to rear aspect, walk in shower cubicle, low level wc, hand wash basin, heated towel rail, ceramic floor tiles, and part tiled walls, storage cupboard

**Bedroom Two**

10'2" x 8'10" (3.11 x 2.70)

UPVc double glazed window to rear aspect, radiator, range of fitted wardrobes, and access to the loft which is partly boarded and has fitted lights

**Bedroom Three**

10'10" x 9'1" (3.32 x 2.78)

UPVc double glazed window to front aspect, built in cupboard and radiator.

**Bedroom Four**

7'8" x 7'5" (2.34 x 2.27)

UPVc double glazed window to front aspect, and radiator.

**Family Bathroom**

9'1" x 7'11" (2.78 x 2.42)

UPVc double glazed window to side aspect, panelled bath, stand in shower cubicle, low level wc, hand wash basin, heated towel rail, and part tiled walls.

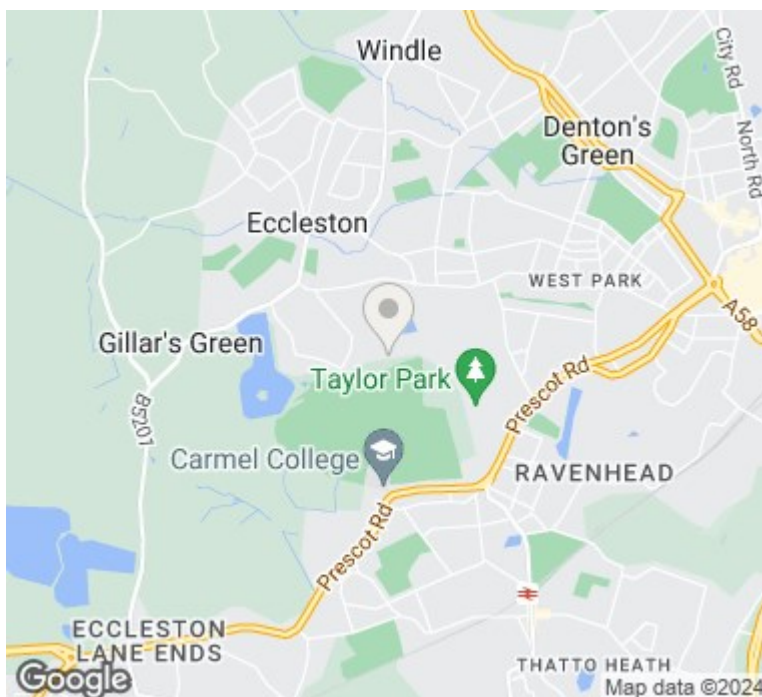
**External**

Gardens to the front and rear with the front mainly laid to lawn and overlooking a wooded area. To the rear is a good sized enclosed garden with both patio and lawn areas and fenced boundaries.

Additionally there are power sockets to front and rear, an external water supply at rear/side and PIR light at the front, garage and side/rear of property.

**Double Detached Garage**

Two up and over doors, door access into rear garden, and power and lighting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

