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Springpool, St. Helens, WA9 3PL £435,000

We are pleased to announce for sale this four double bedded executive detached house which has been fully refurbished by the current owners to a high specification with no expense spared. Offered with no onward chain the property would make an ideal family home and benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance hallway, wc, lounge, second lounge, kitchen with integral appliances and quartz worktops, utility room, a further seating area which is ideal as a family room and sun room/conservatory all to the ground floor. To the first floor there are four double bedrooms with the master benefitting from en-suite shower room and a four piece bathroom. Externally the property has driveway parking to the front which leads to a single garage and an enclosed garden to the rear with covered outdoor seating area with bio fire. Viewing is highly recommended to appreciate the finish and size over 2000sqft and can be arranged via our office or by calling 01744 24341.



Entrance Hallway

Double glazed door, UPVc double glazed window to front aspect, Epoxy resin floor, radiator, and stairs to first floor.

WC

Low level wc, vanity sink unit, and heated towel rail.

Main Lounge

16'7" x 11'4" (5.06 x 3.47)

UPVc double glazed window to front aspect, solid oak flooring, radiator, and feature fire place with electric fire.

Second Lounge

17'7" x 9'4" (5.38 x 2.87)

UPVc double glazed window to front aspect, solid oak flooring, radiator, and inset electric remote controlled fire.

Kitchen

16'6" x 8'9" (5.03 x 2.69)

Two UPVc double glazed windows to rear aspect, full range of wall and base units, 1 1/2 sink with mixer tap and a boiling/filtered water tap, quartz worktops, Epoxy resin floor, and full range of integral appliances which includes electric hob with feature crystal effect extractor above, double oven, microwave, coffee machine, warming drawer, and wine fridge.

Utility Room

Double glazed door to rear aspect, UPVc double glazed window to rear aspect, plumbed for washing machine, quartz worktop, radiator, and door access to garage.

Family Area

11'8" x 10'8" (3.58 x 3.27)

Epoxy resin floor, and access through to conservatory/ sun room.

Conservatory/ Sun Room

13'11" x 11'4" (4.25 x 3.47)

UPVc double glazed windows and double doors looking out onto rear garden, radiator, and Epoxy resin floor.

First Floor Landing

Storage cupboard, radiator, and loft access which is mostly boarded, access ladder, and light.

Bedroom One

16'7" x 11'4" (5.06 x 3.47)

UPVc double glazed window to front aspect, and radiator.

En-Suite

UPVc double glazed window to front aspect, shower cubicle, low level wc, vanity sink unit, and ceramic floor tiles.

Bedroom Two

15'0" x 10'0" (4.58 x 3.07)

UPVc double glazed window to front aspect, wardrobe area with sliding mirrored doors, two radiators, and storage into eaves.

Bedroom Three

11'8" x 10'8" (3.58 x 3.27)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Four

12'6" x 10'8" (3.82 x 3.27)

UPVc double glazed window to rear aspect, two radiators, and storage into eaves.

Family Bathroom

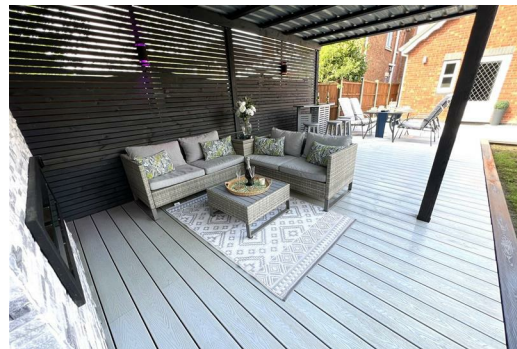
UPVc double glazed window to rear aspect, free standing bath with shower on taps, stand in shower cubicle, low level wc, vanity sink unit, part tiled walls, radiator, and ceramic floor tiles.

External

To the front of the property the garden overlooks a green area and has a lawned garden area, with planted borders and a tarmac driveway providing off road parking for up to four cars which leads to the integral garage. To the rear is an enclosed lawned garden, with raised and planted borders, with a good sized area of composite decking area on which houses an undercover seating area, with colour adjustable lighting and a striking feature tiled wall, with a mounted bio fire. The rear garden has the added advantage of not being overlooked to the rear and fenced boundaries.

Garage

Up and over door, power and lighting, and door access into utility room.



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 70 | 78 |

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| A | A |

Very environmentally friendly - lower CO₂ emissions
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

