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## **Foxwood, St. Helens, WA9 5UH**

### **£257,000**

We are pleased to announce for sale this three bedroom detached property which does require some modernisation but would make an ideal family home. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance hallway, wc, lounge, dining room, and kitchen to the ground floor. To the first floor there are three good sized bedrooms with the master benefitting from a en-suite shower room, and a family bathroom. Externally the property is set on a generous plot and has gardens to the front and rear with a driveway leading to a detached garage. Viewing is highly recommended to appreciate the size and potential 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, and radiator.

WC

UPVc double glazed window to rear aspect, low level wc, hand wash basin, radiator, and part tiled walls.

Lounge

17'10" x 10'7" (5.44 x 3.24)

UPVc double glazed window to front aspect, UPVc patio doors leading into rear garden, feature fire place with gas fire, laminate flooring, and two radiators.

Dining Room

9'3" x 8'10" (2.84 x 2.71)

UPVc double glazed window to front aspect, and radiator.

Kitchen

9'4" x 8'6" (2.85 x 2.61)

UPVc double glazed window to rear aspect, door to rear garden, range of wall and base units, stainless steel sink unit, plumbed for washing machine, radiator, laminate flooring, and part tiled walls.

First Floor Landing

UPVc double glazed window to rear aspect, and loft access.

Bedroom One

14'0" x 9'1" (4.27 x 2.79)

UPVc double glazed window to front aspect, and radiator.

En-Suite

UPVc double glazed window to side aspect, stand in shower, low level wc, pedestal hand wash basin, radiator, and part tiled walls.

Bedroom Two

12'6" x 9'8" (3.82 x 2.96)

UPVc double glazed window to front aspect, and radiator.

Bedroom Three

7'10" x 7'8" (2.41 x 2.36)

UPVc double glazed window to rear aspect, and radiator.

Family Bathroom

8'3" x 5'7" (2.53 x 1.71)

UPVc double glazed window to rear aspect, panelled bath, low level wc, vanity sink unit, radiator, and part tiled walls.

External

Small lawned area to the front and driveway leading down the side of the property to a detached garage. To the rear is an enclosed good sized garden with a lawn area, fenced boundaries and a selection of shrubs and plants.

Garage

Up and over door, power and lighting, and door access to rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		