



BELVOIR!

Property is personal

262 Knowsley Road

St. Helens

WA10 5NU

Freehold
EPC Rating : D

Offers Over
£220,000





Property Description

ENTRANCE HALL Spacious hallway providing access to downstairs living rooms and stairs leading to 1st floor

LIVING ROOM 11' 9" x 11' 3" (3.58m x 3.43m) Bay fronted window to front elevation, with gas fire, carpet flooring and central heating radiator

SITTING ROOM 12' 0" x 11' 3" (3.65m x 3.42m) Additional reception room with gas fire, carpet flooring and open archway to dining room

DINING ROOM 11' 3" x 8' 8" (3.42m x 2.63m) Dining room space with patio doors leading





to rear garden, carpet flooring and central heating radiator

KITCHEN 13' 0" x 8' 8" (3.95m x 2.63m) Well proportioned kitchen with a range of cupboard space and worktop space, integrated cooker hood and free standing cooker, with window to rear elevation



BATHROOM Large downstairs bathroom with 3 piece white suite, tiled flooring and fully tiled walls, window to side elevation

BEDROOM ONE 12' 0" x 11' 5" (3.66m x 3.49m) Large double bedroom with fitted wardrobes, carpet flooring, window to rear elevation

BEDROOM TWO 11' 5" x 11' 2" (3.49m x 3.41m) Double bedroom with bay fronted windows to front elevation, carpet flooring and central heating radiator



BEDROOM THREE 7' 6" x 7' 1" (2.28m x 2.15m) Single bedroom with window to front elevation, carpet flooring and central heating radiator

BATHROOM Bathroom with 2 piece white suite and integrated shower cubicle, half tiled walls, window to rear elevation and cupboard housing combi boiler



OUTSIDE Large long rear garden patio paved and laid to lawn with floral borders.

To the front driveway access parking for 2 cars along with car port to side elevation

ENERGY EFFICIENCY RATING: D

DISCLAIMER IMPORTANT NOTICE:
These particulars are intended only as general



guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Floor plan is for illustrative purposes only. Measurements are approximate and not to scale.

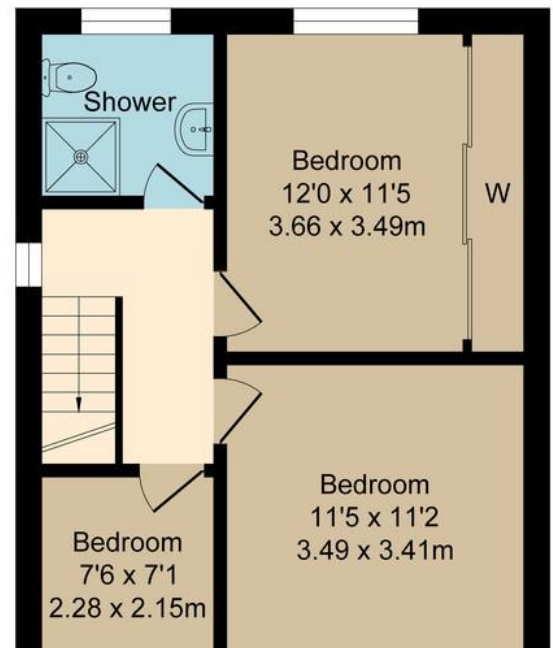
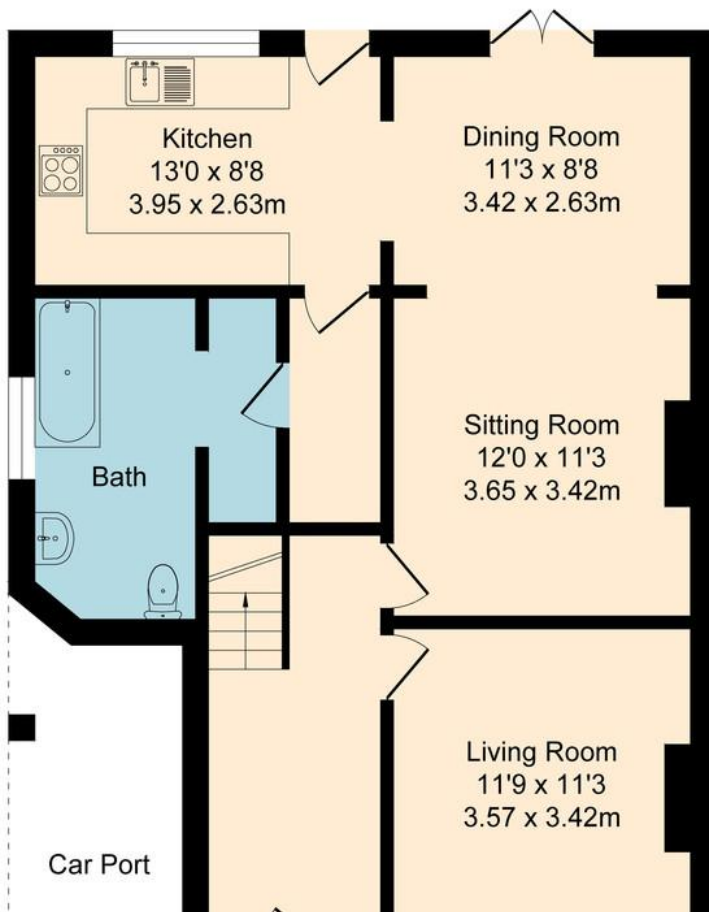




Knowsley Road

Total Approx. Floor Area 1213 Sq.ft. (112.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



21A Hardshaw Street
St Helens
Merseyside
WA10 1QX

www.belvoir.co.uk/offices/sthelens
sthelens@belvoir.co.uk
01744 733522

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