



**Rutherford Road, Windle, St. Helens WA10 6HJ**

**£409,950**

A rare opportunity for a substantial double bay fronted semi detached property boasting a large corner plot position, immaculately presented throughout offering spacious family living, with accommodation briefly comprising of: Porch leading into the entrance Hallway, Stunning Lounge, Dining Room currently used as a study, Well designed, modern fitted kitchen, Separate utility room and an impressive WOW factor Conservatory, To the first floor are four fabulous bedrooms and a family Bathroom. the Master Bedroom with an En-suite Bathroom. To the front is a large driveway with ample parking, gardens to the side and rear. Gas Central Heating and double glazed throughout. Excellent location in the heart of Windle within walking distance to schools and local amenities. \*\*\* FREEHOLD PROPERTY \*\*\*

## Entrance Hall



Twin doors from the porch leading into the hallway, Marmoleum wooden flooring and the staircase leads to the first floor.

## Lounge

25'10" x 10'5" (7.89m x 3.18m)



A stunning, newly refurbished family lounge with bay window to the front elevation and French doors opening into the conservatory, 'Living Flame' Gas fire with feature surround and marble hearth and additional radiator heating.

## Dining Room

13'9" x 10'10" (4.2m x 3.32m)



A light dining room with a bay window to the front elevation, Marmoleum flooring, 'Living Flame' Gas fire with a feature tiled surround and additional radiator heating.

## Kitchen

12'11" x 10'7" (3.94m x 3.25m)



A well designed, modern kitchen fitted with a range of White wall, base and drawer units, with work surfaces over and splash backs, inset sink unit, fitted double oven and electric hob with extractor fan over, large walk in larder area, fabulous storage, space and plumbing for an American fridge/freezer and patio doors leading to the conservatory.

## Utility Room



A useful separate utility room housing the gas central heating boiler, space and plumbing for a washing machine and tumble dryer, internal window to the conservatory.

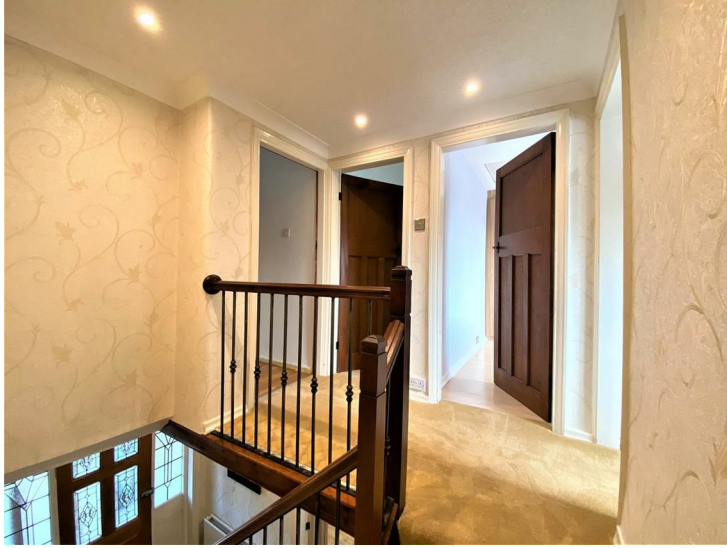
## Conservatory

28'10" x 12'9" (8.81m x 3.89m)



An impressive sized conservatory, Upvc construction with patio doors opening into the garden, radiator heating.

## Landing



Giving access to each room.

## Master Bedroom

18'4" x 8'7" (5.61m x 2.62m)



A spacious, bright Master bedroom with bay window to the front elevation, floor to ceiling fitted wardrobes and radiator.

## En Suite Bathroom

10'2" x 6'2" (3.10m x 1.90m)



A very spacious en-suite bathroom fitted with a modern three piece suite comprising of: W.C., vanity sink unit, panelled bath with shower over, tiled walls and flooring, heated towel rail, obscured glazed window to the rear elevation.

## Bedroom Two

14'2" x 8'11" (4.34m x 2.73m)



This second double bedroom with bay window to the front elevation, built in wardrobes and radiator.

## Bedroom Three

11'7" x 8'11" (3.54m x 2.73m)



This third bedroom with window to the rear elevation, built in wardrobes and radiator.

## Bedroom Four

8'5" x 7'1" (2.58m x 2.18m)



This fourth bedroom with window to the front elevation and radiator.

## Family Bathroom



Feature family bathroom fitted with a modern suite comprising of; W.C. pedestal sink unit, panelled bath with shower over, tiled walls, heated towel rail and obscured glazed window to the rear elevation.

## Patio



An amazing Indian stone paved patio area which extends to the side and drops down to a further paved feature patio.

## Side Garden

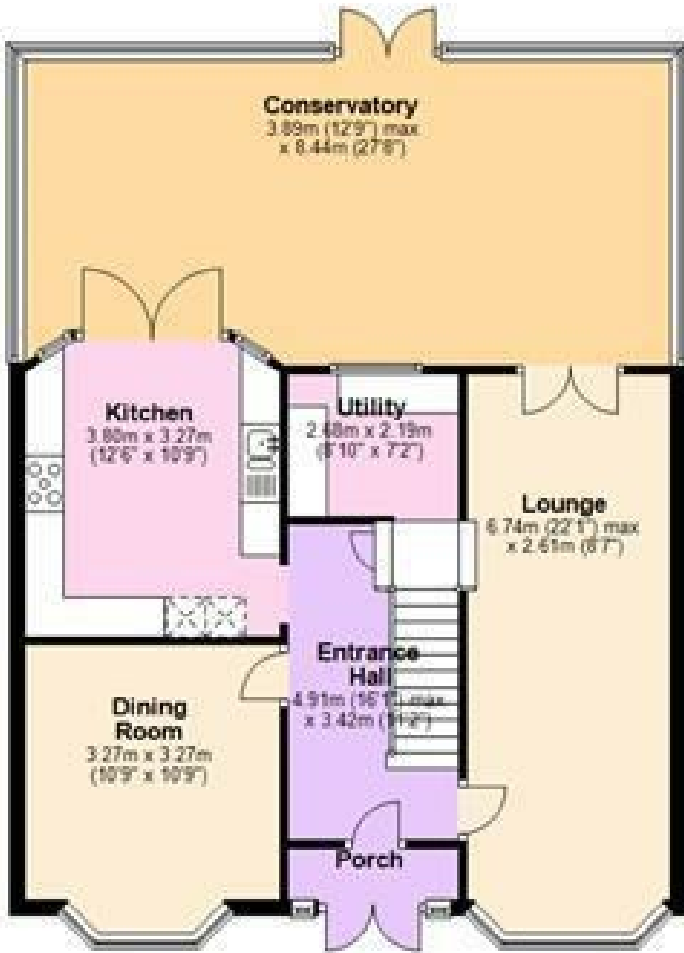
Well designed with circular feature patio, side lawned garden and well stocked borders, private and enclosed.

## Rear Garden



A very private rear garden mainly paved in Indian stone paving with side hedging.

### Ground Floor



### First Floor



Every attempt is made to ensure accuracy however all measurements are approximate. The floorplan is for illustrative purposes only and is not to scale. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
63	76
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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