



Moorfield Road, Dentons Green, St. Helens WA10 6AU

Offers over £299,950

A traditional semi-detached three double bedded property, immaculately presented throughout in a quiet location, a beautiful family home! With accommodation briefly comprising of: Entrance Hall, Guest Cloakroom, Front and Rear Lounge, Morning Room leading to the modern fitted Kitchen, to the first floor are three double Bedrooms with a Shower Room, Driveway with ample parking giving gated access to the rear and stunning rear gardens. Gas Central Heating and Double Glazed throughout. Excellent location with local schools and amenities within walking distance. Early viewing is highly recommended!

Entrance Hall



From a panelled glazed door into the bright hallway, where the staircase leads to the first floor, access under stairs to the guest cloakroom, radiator heating.

Guest Cloakroom

A useful guest cloakroom under the stairs fitted with W.C., hand wash basin and obscured glazed window to the side elevation.

Front Lounge

12'8" x 11'10" (3.88m x 3.63m)



A light, spacious lounge with bay window to the front elevation, 'Living Flame' wall feature Gas fire with additional radiator heating.

Rear Lounge

13'3" x 12'0" (4.06m x 3.66m)



A fabulous rear lounge with patio doors leading to the garden, 'Living Flame' Gas fire with feature surround and hearth and additional radiator heating.

Morning Room

14'9" x 9'10" (4.51m x 3.02m)



A beautiful, bright morning room with patio doors opening into the garden, window to the side elevation and access into the kitchen.

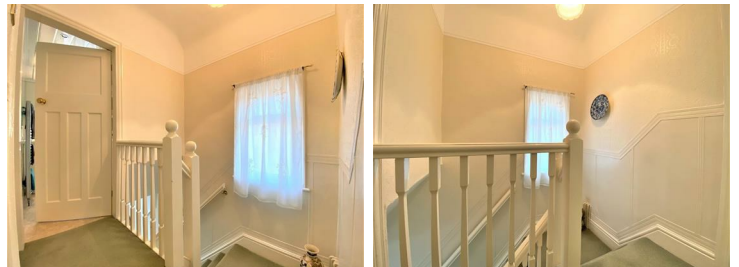
Kitchen

11'6" x 8'2" (3.51m x 2.50m)



A modern, quality kitchen fitted with a range of wall, base and drawer units with work surfaces over, Electric oven with a '5' Ring Gas hob and extractor fan over, integrated fridge/freezer and washing machine, white inset sink unit, window to the rear garden, access to the side elevation and spot lighting.

Landing



Obscured glazed window to the side elevation and gives access to each room.

Bedroom One

12'8" x 11'10" (3.87m x 3.63m)



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

Bedroom Two

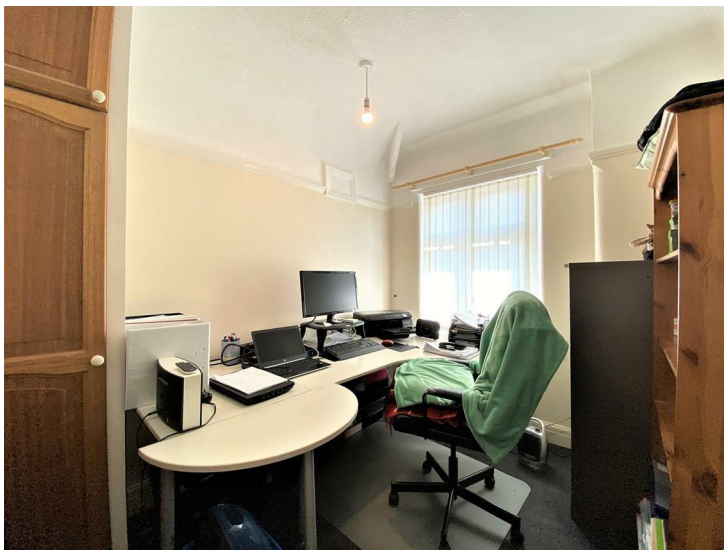
13'4" x 11'1" (4.08m x 3.39m)



This second double bedroom with window to the rear elevation, built-in fitted wardrobes and radiator.

Bedroom Three

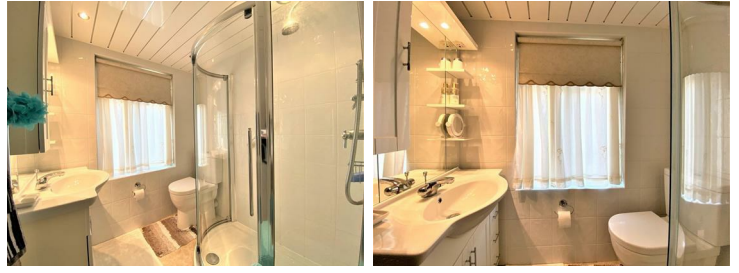
10'3" x 7'11" (3.13m x 2.42m)



This third double bedroom currently used as an office with window to the rear elevation, cupboard storage housing the Gas Central Heating boiler and radiator.

Shower Room

8'4" x 6'2" (2.56m x 1.88m)



A modern shower room fitted with a white three piece suite comprising of: W.C., double walk-in shower cubicle, vanity sink unit with fitted mirror and storage underneath, shelving built-in storage, obscured glazed window to the front elevation and heated towel rail.

Front



A paved driveway with an immaculate front garden, gated access to the rear.

Garden



Stunning gardens to the rear with two paved patio areas to enjoy the sun, quality astro turfed lawn and well maintained borders.

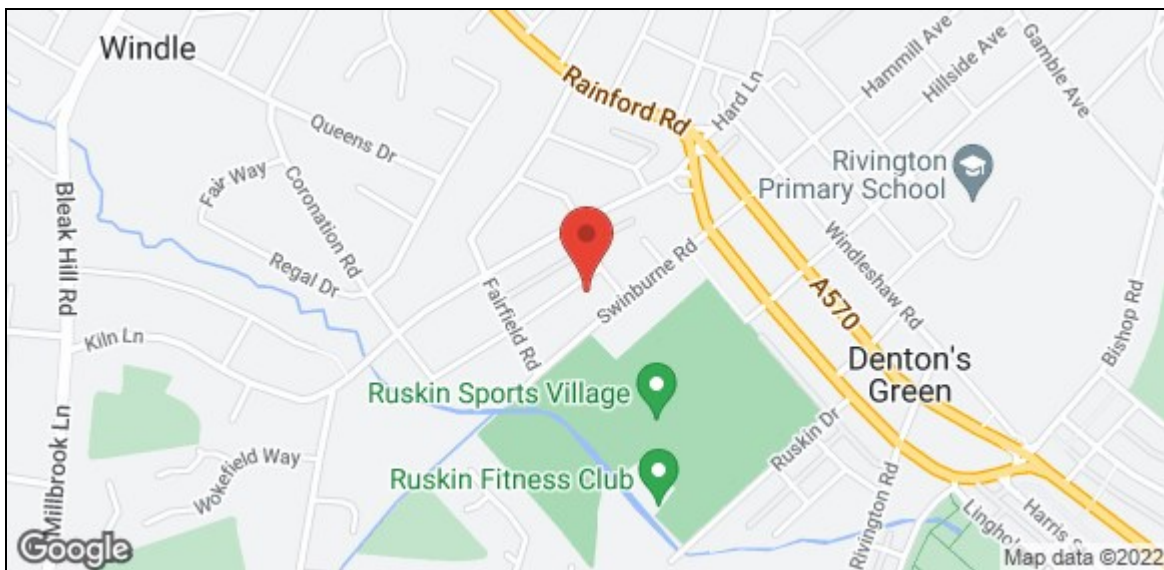
Ground Floor



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
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			
England & Wales			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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