

Windle Grove, Windle, St. Helens WA10 6HN

£329,950

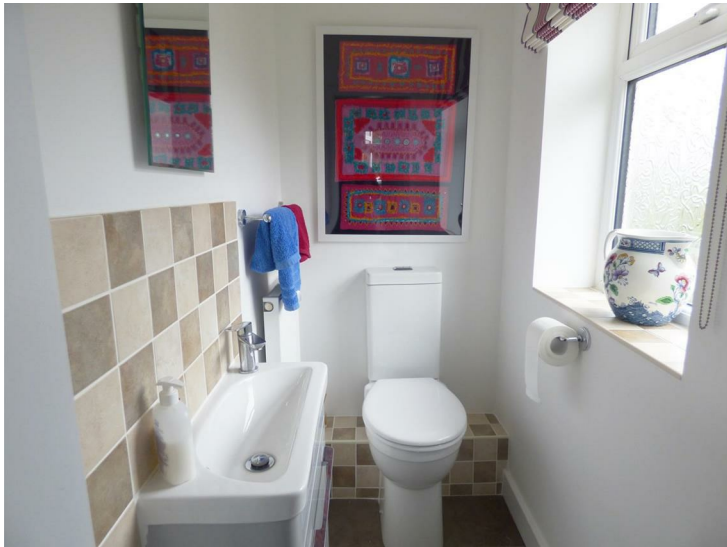
A really impressive, three bedroom extended traditional Semi detached property situated on the much sought after Windle Grove. The property comprises; Impressive Entrance hall, cloakroom, spacious bright lounge, dining room leading to the newly installed Leech fitted kitchen, with built in appliances, to the first floor is a spacious landing area, three double bedrooms, with fitted Leech wardrobes and feature shower room. Exceptionally well maintained front and rear gardens, off road parking and garage. GCH and double glazed.

Entrance Hall



From a Upvc door into a really impressive reception hall, which has the feature staircase to the first floor, tile effect flooring, radiator and gives access to each room.

Cloak Room



Partially tiled with a White W.C. and hand wash basin, obscured double glazed window to the front elevation.

Lounge

23'5" x 11'10" (7.16m x 3.62m)



A bright and spacious room with a bay double glazed window to the front and patio doors leading to the garden, centrally positioned Living Flame effect fire set against feature fire surround, additional radiator heating, coved ceiling.

Dining Room

11'5" x 10'8" (3.48m x 3.26m)



Double glazed window to the side elevation, feature open hearth and radiator heating.

Kitchen

9'11" x 9'4" (3.03m x 2.87m)



This impressive brand new kitchen fitted by Leech kitchens which includes a fabulous range of wall, base and drawer cupboards with very generous granite work surfaces over, inset one and a half sink unit, integrated appliances including oven/grill and microwave, fridge/freezer, dish washer and washing machine,, gas hob with hidden extractor, recessed ceiling lights,, window and door access to the rear garden.

Landing



A really spacious landing area, with side double glazed window and gives access to each room.

Bedroom One

13'10" x 9'9" (4.24m x 2.98m)



This master bedroom has wall length and ceiling height fitted wardrobes by Leech, double glazed bay window to the front elevation and radiator.

Bedroom Two

12'1" x 9'4" (3.69m x 2.86m)



This double bedroom is fitted with Leech wardrobes, radiator, and double glazed window overlooking the rear garden.

Bedroom Three

10'4" x 8'3" (3.16m x 2.54m)



This third good sized bedroom with fitted wardrobes, double glazed window to the front elevation and radiator.

Shower Room



Very impressive feature shower room, tiled walls and double walk in shower, cabinet style hand wash basin, W.C, heated from a feature radiator and heated towel rail, obscured double glazed window.

Front



Well maintained front garden, driveway with ample parking and leads to garage.

Rear Garden



A very private rear garden with a paved patio to the immediate rear leading to a mature lawned garden, very well stocked borders, side, further patio area, all enclosed.



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			
England & Wales		EU Directive 2002/91/EC	
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			
England & Wales		EU Directive 2002/91/EC	

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