



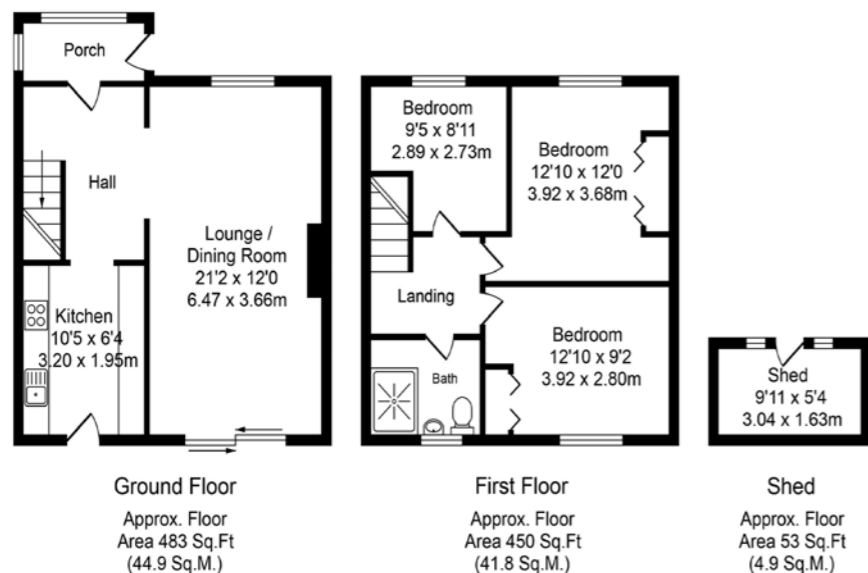
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 986 Sq.ft. (91.6 Sq.M.)

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



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: Freehold
Council Tax Band: A

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Murphy Grove, St. Helens
Offers in Excess of £125,000

A&P

Arnold and Phillips are pleased to bring to market an exciting opportunity to acquire this three-bedroom mid terrace property, residing along the attractive Murphy Grove in St. Helens. Ideally positioned this versatile property benefits from a host of local amenities and independent retailers residing nearby, whilst it also benefits from good transport and commuter links, as well as having several highly regarded primary and secondary schools nearby. This property would be ideal for young families, working professionals and investors alike.

Approached via a private driveway providing off road parking for multiple vehicles, access is granted via the front entrance porch, with one received into a brightly lit main entrance hallway. The left side of the property enjoys a large through open lounge and dining room, which is decorated in a neutral colour and centred around a modern feature fireplace. The ground floor accommodation is completed with a fitted galley style kitchen providing a range of wall, base and tower units which feature a selection of integrated appliances and contrasting work surfaces.

The first floor enjoys three well-proportioned bedrooms, two of which are doubled in size and all enjoying a pleasant outlook over the surrounding area. The property is well served by a tiled family bathroom providing bath with overhead shower, WC and wash hand basin.

Externally the rear garden is private in nature and predominantly laid to lawn with a spacious patio terrace wrapping around the exterior of the property, providing an ideal place in which to entertain. Bordered by a range of trees, shrubs and plants, this well tended garden area compliments the property perfectly.

With gas central heating, double glazing and a generous free flowing floorplan, internal inspection of this property is highly advised to fully appreciate the full amount of potential available within.





KEY FEATURES

Attractive Mid Terraced Property

Three Bedrooms

Circa 986 Square Feet

Open Lounge/Dining Room

Galley Kitchen

Good Sized Rear Garden

Ample Driveway Parking

Close to Amenities







