



**15 Lawrence Road, Windle, WA10 6HY**

**£215,000**

*David  
Davies* **D** *Collection*

## 15 Lawrence Road, Windle, WA10 6HY

- EPC: D
- Three Bedroomed
- Semi Detached Property
- Open Plan Dining/Kitchen Area
- Modern Shower Room
- Off Road Parking

A beautifully presented 1960s traditional three bedroomed semi detached property, situated in a sought after residential locality just off the main Bleak Hill Road in the Windle area of St Helens.

Offering excellent access to the every popular Bleak Hill Road primary school and De La Salle High school, along with commuter links via the A580 East Lancashire Road and most major motorways of the North West.

The property has UPVC double glazing, gas central heating and brand new (2020) soffits and fascia boards. The property offers a lovely private mature rear garden, a large side enclosed driveway and a lawned front garden.

Internally the property offers: modern decor, with laminate flooring throughout the ground floor, open plan superb modern kitchen/dining room and an entrance hallway which leads to the lounge to the front with bay window and feature fireplace and access to the kitchen/dining area.

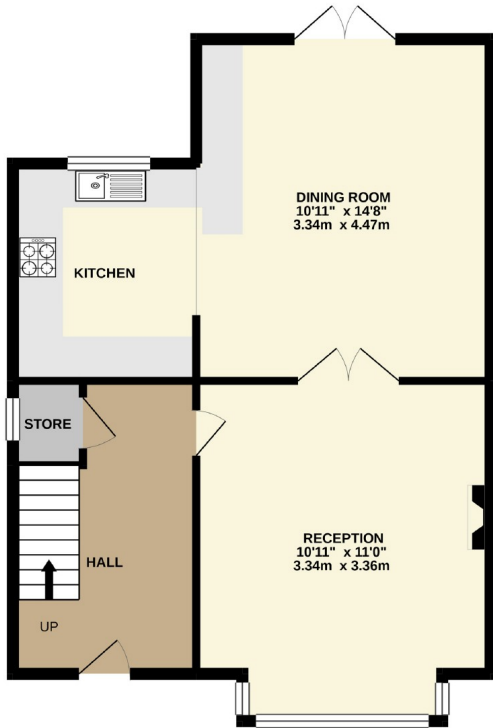
To the first floor there is a galleried landing to three bedrooms and a large modern contemporary shower room.

EPC: D

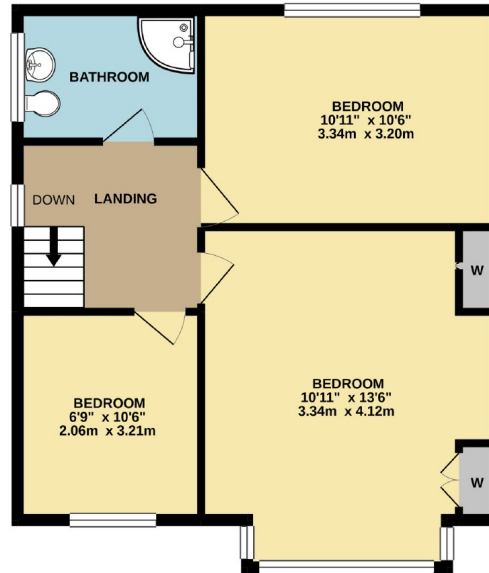




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*David Paul David*

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(82-100) <b>A</b>		
(84-91) <b>B</b>			(61-81) <b>B</b>		
(69-83) <b>C</b>			(45-60) <b>C</b>		
(55-68) <b>D</b>			(29-44) <b>D</b>		
(39-54) <b>E</b>			(13-28) <b>E</b>		
(23-38) <b>F</b>			(-1-12) <b>F</b>		
(7-22) <b>G</b>			(-1-12) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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