





**QUIET LOCATION  
OVERLOOKING A GREEN AND  
OFFERING EXCELLENT  
FAMILY ACCOMMODATION  
WITH THREE BEDROOMS &  
TWO RECEPTION ROOMS.**

**Positioned on St Helens Square in  
Kirk Sandall, a delightful location  
that will be sure to impress  
purchasers. The property is  
pleasantly presented throughout  
and briefly comprises of entrance  
hallway, lounge, separate dining  
room, kitchen, utility/pantry, stairs  
to the first floor landing, three  
lovely bedrooms, shower room,  
front lawned garden, driveway  
provides off street parking and rear  
enclosed garden. BEAUTIFUL  
HOUSE IN DN3.**

### ENTRANCE HALL

3' 8" x 3' 10" (1.14m x 1.19m) The property is accessed via the front facing door to the entrance hallway, internal doors to the lounge/dining room and stairs lead to the first floor.

### LOUNGE

11' 10" x 16' 0" (3.63m x 4.88m) Beautiful reception room with decorative fireplace space, two radiators, laminate flooring, decorative beams to the ceiling, front and rear facing double glazed windows.

### DINING ROOM

12' 5" x 8' 10" (3.80m x 2.70m) Further reception space currently utilised as a dining room with front facing double glazed window, radiator, decorative beams to the ceiling and laminate flooring.

### KITCHEN

15' 5" x 6' 9" (4.72m x 2.07m) Lovely modern kitchen with a range of fitted cabinetry, work surfaces incorporating a single and half bowl sink with drainer, four ring electric hob, single electric oven, space for a fridge/freezer, breakfast bar, open access to the utility/pantry, storage cupboard beneath the stairs, boiler unit, radiator, alarm system, rear facing double glazed window and rear facing double glazed frosted door to the garden.

### UTILITY/PANTRY

4' 0" x 3' 5" (1.23m x 1.05m) Useful utility/pantry space with work surface, plumbing for a washing machine, radiator and rear facing double glazed window.

### STAIRS

Leading from the entrance hallway to the first floor landing.



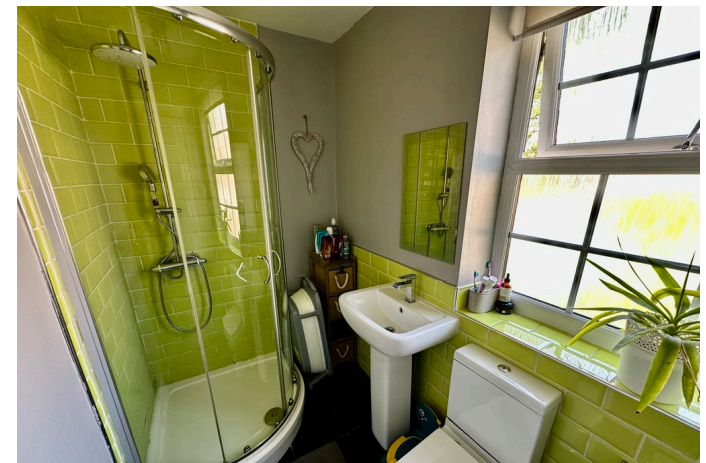
### LANDING

Benefitting from a rear facing double glazed window and loft access point.

### BEDROOM

12' 0" x 11' 4" (3.66m x 3.46m) Spacious double bedroom with two front facing double glazed windows, radiator, storage cupboard and open access to further storage above the stairs.







### **BEDROOM**

12' 4" x 8' 10" (3.78m max x 2.70m) Further double bedroom overlooking the green via the front facing double glazed window, radiator and laminate flooring.

### **BEDROOM**

9' 0" x 6' 11" (2.75m x 2.11m) Third bedroom ideal for nursery with rear facing double glazed window, radiator and laminate flooring.

### **SHOWER ROOM**

8' 2" x 4' 7" (2.51m x 1.41m) Beautiful shower room with corner shower cubicle, dual shower head, low flush WC, wash hand basin, partially tiled walls, tiled flooring, heated towel radiator and rear facing double glazed frosted window.

### **FRONT GARDEN/DRIVEWAY**

Lawned front garden with bushes/tree, open access to the driveway providing off street parking and side access to the rear garden.

### **REAR GARDEN**

Fence enclosed rear garden with central lawn, pebbled area, mature bushes and paved patio.

### **NOTES**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

**EPC RATING: TBC**

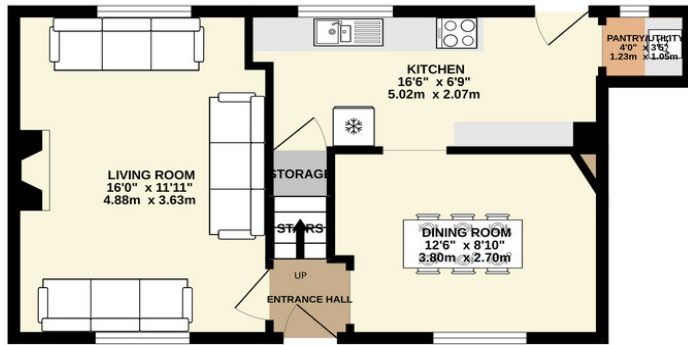
**HEATING SYSTEM: GAS FIRED HEATING SYSTEM**

**LAST SERVICE: 2025**

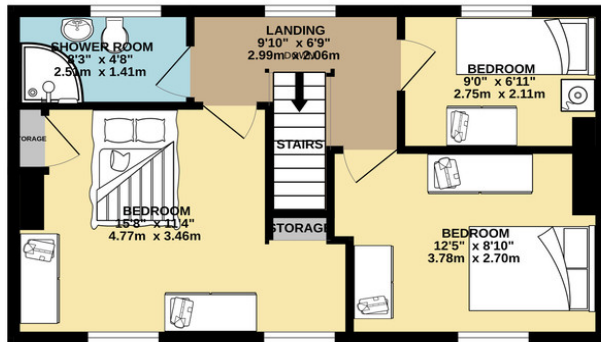
**SERVICES: MAINS**



GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

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 availability or efficiency can be given.