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## Liverpool Road, St. Helens, WA11 0UL

### £335,000

We are pleased to announce for sale this extended semi detached property which is positioned in one of the area's most desirable locations and would make an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance porch, hallway, downstairs wc, front lounge, open plan rear lounge with dining area leading to a good sized kitchen, and utility room all to the ground floor. To the first floor there are three good sized bedrooms with stairs in the smaller bedroom leading up to a loft room, and a family bathroom. Externally the property has a block paved driveway to the front leading to a single garage and a good sized garden to the rear which benefits from not being overlooked. Viewing is highly recommended to appreciate the size and condition of this property and can be arranged through our office or by calling 01744 24341.



**Entrance Porch**

UPVc double glazed windows and door, and ceramic floor tiles.

**Hallway**

Door access to garage, stairs to first floor, radiator, and laminate flooring.

**Downstairs WC**

Low level wc, hand wash basin, radiator, and part tiled walls.

**Front Lounge**

12'3" x 10'8" (3.75 x 3.27)

UPVc double glazed window to front aspect, radiator, and laminate flooring.

**Rear Lounge and Dining Area**

18'4" x 12'2" (5.60 x 3.71)

UPVc double glazed double doors leading into rear garden, multi fuel burner set in feature surround, two radiators, and laminate flooring.

**Kitchen**

15'8" x 8'3" (4.80 x 2.54)

UPVc double glazed window to rear aspect, two Velux windows, full range of wall and base units, two integral ovens, integral five burner gas hob with over head extractor fan, 1 1/2 sink unit with mixer tap, radiator, and laminate flooring.

**Utility Room**

7'8" x 5'8" (2.34 x 1.74)

UPVc double glazed window to side aspect, plumbed for washing machine, range of base units, and 1 1/2 sink unit with mixer tap.

**First Floor Landing**

UPVc double glazed window to side aspect.

**Bedroom One**

12'3" x 11'3" (3.74 x 3.43)

UPVc double glazed window to front aspect, and radiator.

**Bedroom Two**

12'3" x 11'7" (3.74 x 3.55)

UPVc double glazed window to rear aspect, and radiator.

**Bedroom Three**

8'5" x 7'9" (2.58 x 2.37)

UPVc double glazed window to front aspect, radiator, and stairs to loft room.

**Loft Room**

18'4" x 9'1" (5.60 x 2.79)

Two Velux windows.

**Family Bathroom**

6'9" x 6'1" (2.08 x 1.87 )

UPVc double glazed window to rear aspect, panelled bath with shower over, low level wc, pedestal hand wash basin, radiator, and tiled walls.

**External**

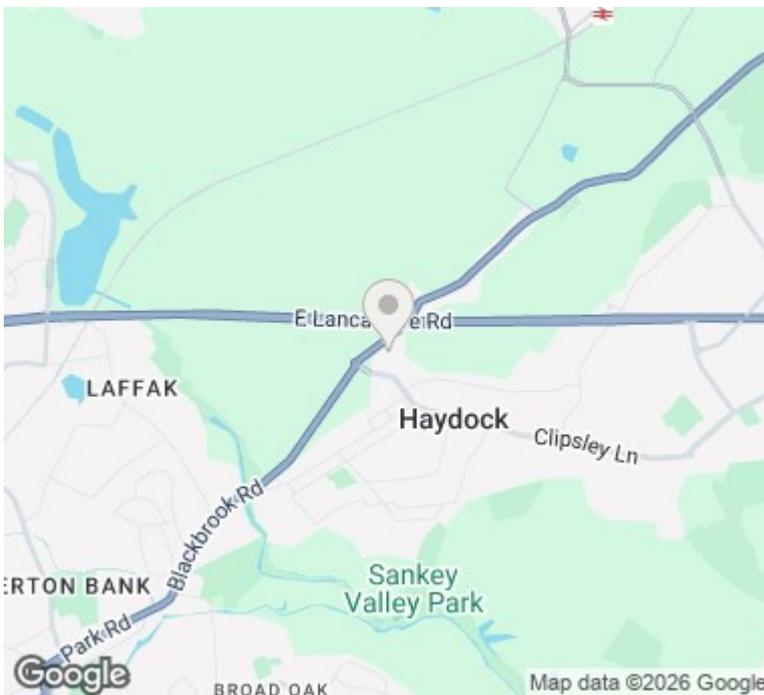
Block paved driveway to the front of the property providing parking for a number of cars leading to a single garage. To the rear is a good sized enclosed garden which has the benefit of not being over looked. The area consists of a large decking area with a section of artificial grass, with a further area of grass.

**Garage**

Electric roller shutter door, power and lighting.

**Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract. The owner is a relation to a director of John Brown Estate Agents.



Energy Efficiency Rating	
Current	Potential
71	77

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

