

LEASEHOLD



House - Semi-Detached

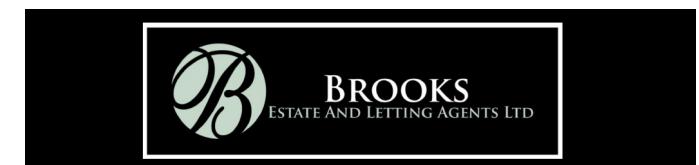
# 114 NUTGROVE HALL DRIVE, ST. HELENS, MERSEYSIDE, WA9 5PU

Asking Price

**£225,000**

## FEATURES

- Immaculate three bedroom semi detached property
- Situated in a sought after location
- Entrance hall, lounge with feature fireplace
- Kitchen with built in appliances and downstairs cloaks
- Orangery with two sets of french doors to the garden
- Modern family bathroom with three piece suite
- Garden at the rear with decked seating and lawn
- Driveway for several vehicles



# 3 Bedroom House - Semi-Detached located in St. Helens

An immaculate three bedroom semi detached property situated close to good local schools, shops and transport routes. The spacious accommodation briefly comprises of entrance hall, lounge, kitchen with built in appliances, downstairs cloaks and orangery with two sets of french doors to the garden. On the first floor are three bedrooms and a modern family bathroom. The property has a good sized rear garden with lawn, patio and shrubs and the front has a block paved driveway for several vehicles. An early viewing is advised. EPC GRADE: D

Entrance Hall  
Laminate wood effect flooring. Central heating radiator.

Lounge 14'3 x 12'3  
UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator. Feature fireplace housing a pebble effect gas fire. Understairs storage cupboard.

Kitchen 15'5 x 8'8



Call us on

0151 329 3313

prescot@brooksestateandlettings.co.uk  
www.brooksestateandlettings.co.uk

Council Tax Band

C

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

