



Lorton Avenue, St. Helens

£240,000

Ben Rose Estate Agents are pleased to present to the market this spacious three-bedroom semi-detached property, situated in a quiet residential area of St Helens. Perfect for families, the home has been thoughtfully extended to provide generous and versatile living accommodation throughout. Located just a short drive from the town centre, the property is within walking distance of local shops and amenities, while also benefiting from excellent transport links including a bus stop directly opposite, nearby train stations, and easy access to the M6 and M62 motorways. The home is positioned opposite a public field with adjoining woodland beyond, enjoying a pleasant outlook with no directly overlooking properties.

Stepping into the property, you are welcomed into the entrance hallway, which leads through to the main reception hall where a staircase leads to the upper level. To the right, you will find the spacious lounge, featuring a charming central fireplace and dual aspect windows allowing an abundance of natural light.

Continuing through the home, you will enter the dining room, which offers ample space for a large family dining table and benefits from convenient access to a useful utility storage area. From here, you will also find access to the kitchen. The modern fitted kitchen offers ample storage and space for freestanding appliances, with a single door leading out to the rear garden. Completing the ground floor is the four-piece family bathroom, featuring a charming slipper bath and separate shower.

Moving upstairs, you will find three well-proportioned bedrooms, all benefiting from fitted storage, with additional storage available on the landing.

Externally, the property occupies an enviable corner plot, boasting a generously sized wrap-around front garden which has been beautifully maintained. The garden features established planting beds ideal for growing flowers and vegetables, as well as a greenhouse. To the side of the property is a private driveway providing off-road parking and access to the attached garage.

The garage, equipped with power and lighting, has been extended to create a fantastic additional space, ideal for storage, a workshop, or offering potential for a variety of other uses. To the rear is a good-sized garden featuring a low-maintenance patio area, access to a useful attached storage room, and an additional potting shed. This secluded outdoor space provides the perfect setting for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space, versatility, and potential this lovely home has to offer.







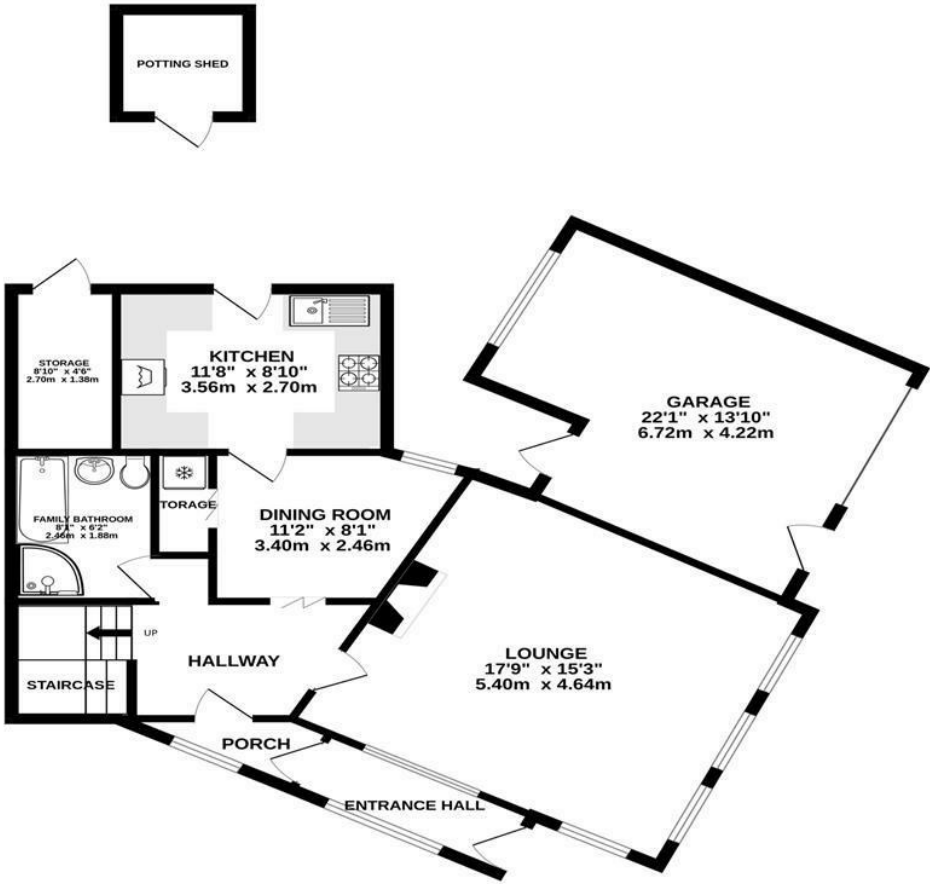




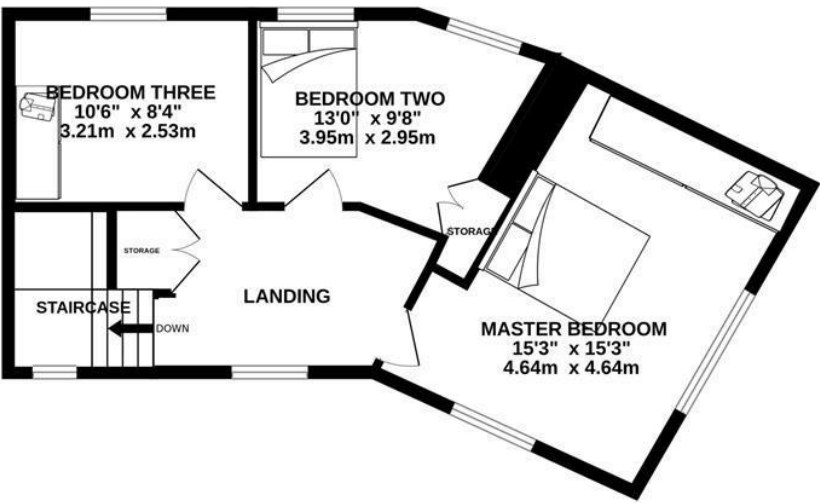


BEN ROSE

GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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 operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

