

FREEHOLD



House - Semi-Detached

36 LOWFIELD LANE, ST. HELENS, WA9 5TA

Asking Price

£260,000

FEATURES

- An immaculate three bedroom semi detached property
- Situated on the ever popular 'Waterside Village'
- Close to shops, schools and transport links
- Entrance hall and downstairs cloaks with two piece suite
- Lounge and dining kitchen with built in appliances
- Utility Room
- Family bathroom with a modern three piece suite
- En suite shower room to the main bedroom



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ESTATE AND LETTING AGENTS LTD

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

Entrance Hall

Grey luxury vinyl tiled flooring. Stairs to the first floor. Central heating radiator.

Cloaks

Grey luxury vinyl tiled flooring. Fitted with a two piece suite comprising of a white gloss vanity unit housing a wash hand basin and a low level wc. Central heating radiator. Xpelair fan.

Lounge

18'1 max x 14'0 max

Two UPVC double glazed windows to the front aspect. Grey luxury vinyl tiled flooring. Central heating radiator.

Dining Kitchen

16'1 x 9'4

UPVC double glazed window to the front and french doors leading to the rear garden. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include a gas hob, electric oven and extractor hood. Central heating radiator.

Utility Room

Part glazed door to the rear. Central heating radiator. Fitted with a single bowl sink unit with mixer tap. Plumbed for an automatic washing machine.

Landing

UPVC double glazed windows to the front and rear aspects. Built in airing cupboard. Doors to all rooms. Loft access point.

Bedroom One

13'6 max x 12'2 max

UPVC double glazed window to the front aspect. Central heating radiator. Built in wardrobes with white gloss doors.

En Suite

UPVC double glazed window to the rear aspect. Central heating radiator. Fitted with a three piece suite comprising of a step in shower enclosure, a pedestal wash hand basin and a low level wc. Part tiled walls. Xpelair fan. Inset ceiling spotlights.

Bedroom Two

9'7 x 7'4

UPVC double glazed window to the front aspect. Central heating radiator.

Bedroom Three

9'6 x 7'5

UPVC double glazed window to the rear aspect. Central heating radiator.

Bathroom

UPVC double glazed window to the front aspect. Fitted with a three piece suite comprising of a panelled bath with overhead shower and glass screen, a pedestal wash hand basin and a low level wc. Central heating radiator. Part tiled walls. Xpelair fan. Inset ceiling spotlights.

External

At the rear of the property is a large paved patio area with an artificial lawned area. Raised beds. Water supply. Gate to the front.

At the front is a large lawned garden with hedge borders. There is a driveway for off road parking leading to a single detached garage.



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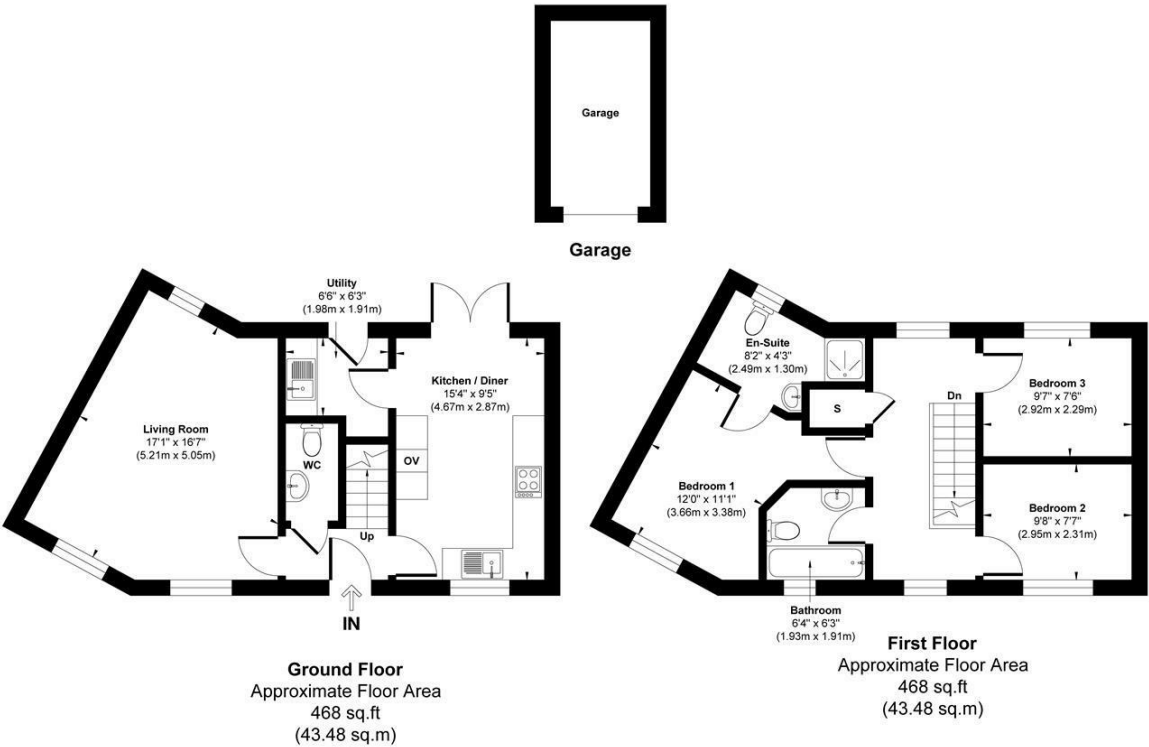
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Council Tax Band

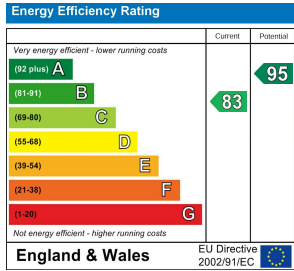
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36 Lowfield Lane



Approx. Gross Internal Floor Area 936 sq. ft / 86.96 sq. m (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



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.

