

FREEHOLD



House - Semi-Detached

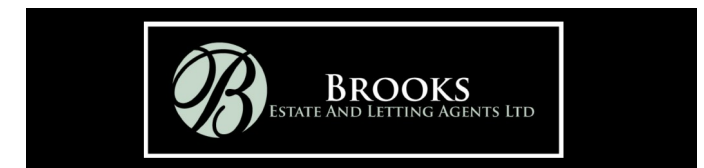
26 GRANGE PARK ROAD, ST. HELENS, WA10 3EL

Asking Price

£223,000

FEATURES

- A lovely three bedroom semi detached property
- Entrance hall, lounge and dining kitchen with french doors
- Family bathroom with a three piece suite and downstairs cloaks
- Driveway for two vehicles
- Situated close to good local schools, shops and transport links
- Built in appliances and granite work surfaces
- Garden at the rear with patio and lawn
- An early viewing is advised



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

Entrance Hall

UPVC part glazed front door. Grey laminate wood effect flooring, Central heating radiator. Stairs to the first floor. Built in storage cupboard

Cloaks

Ceramic tiled flooring. Fitted with a two piece suite comprising of a wash hand basin and a low level wc. Xpelair fan.

Lounge

12'4 x 12'3

UPVC double glazed bay window to the front aspect. Stone effect split brick tiles on the chimney breast. Grey laminate wood effect flooring. Central heating radiator. Inset ceiling spotlights.

Dining Kitchen

18'3 x 14'7

UPVC double glazed window and french doors leading to the garden. Porcelain tiled flooring. Two slate effect split brick tiled walls in the alcoves. Fitted with a range of grey wall and base units comprising of cupboards, drawers and granite work surfaces and incorporating a single bowl sink unit with mixer tap. Central island with granite worktop and electric hob and oven. Other integral appliances include a fridge freezer, dishwasher and washing machine. Central heating radiator. Inset ceiling spotlights.

Landing

UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point with pull down ladder

Bedroom One

12'2 x 11'9

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

Bedroom Two

13'5 x 9'8

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

Bedroom Three

9'3 x 8'3

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

Bathroom

UPVC double glazed window to the front aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with overhead shower and glass screen, a grey drawer vanity unit housing a wash hand basin with waterfall tap and a low level wc. Central heating radiator.

External

At the rear of the property is a paved patio area with a garden laid to lawn with raised beds and shrub displays.

At the front is a block paved driveway

Agents Notes

Please note this property has a Sump Pump below the lounge.



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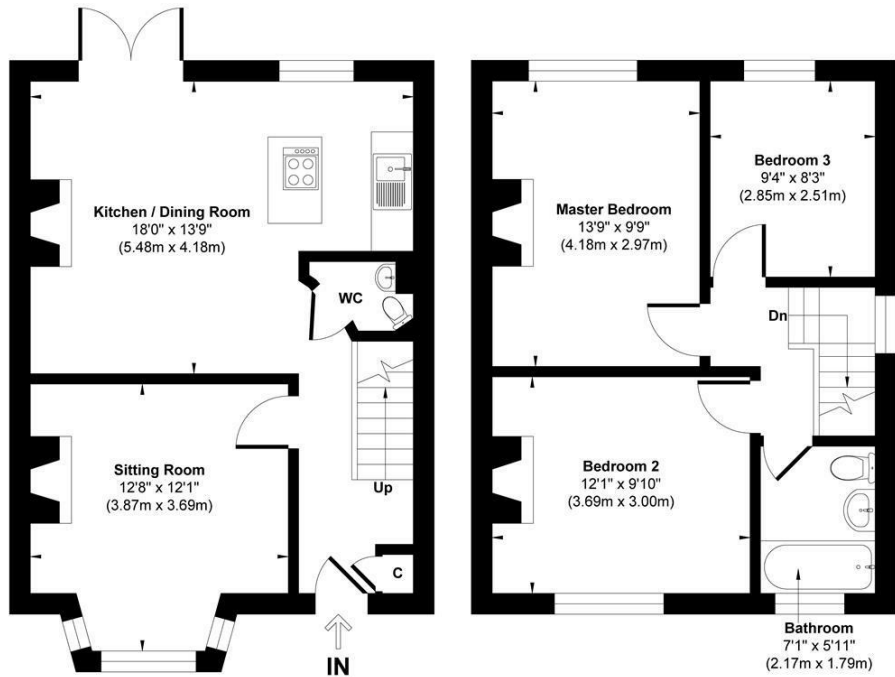
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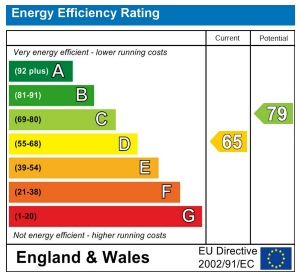


Ground Floor
Approximate Floor Area
448 sq.ft
(41.65 sq.m)

First Floor
Approximate Floor Area
432 sq.ft
(40.14 sq.m)

Approx. Gross Internal Floor Area 880 sq. ft / 81.79 sq. m

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.



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