

FREEHOLD



House - Townhouse

6 LARK HILL COURT, ST. HELENS, WA9 5XL

Asking Price

£250,000

FEATURES

- Beautiful four bedroom, three storey town house
- Entrance hall and downstairs cloaks
- Fitted kitchen with built in appliances
- En suite to the main bedroom with a four piece suite
- We recommend an early viewing
- Situated close to two local parks, shops and transport links
- Lounge with bi folding doors to the garden
- Family bathroom with a three piece suite
- Garden at the rear and two allocated parking bays at the front



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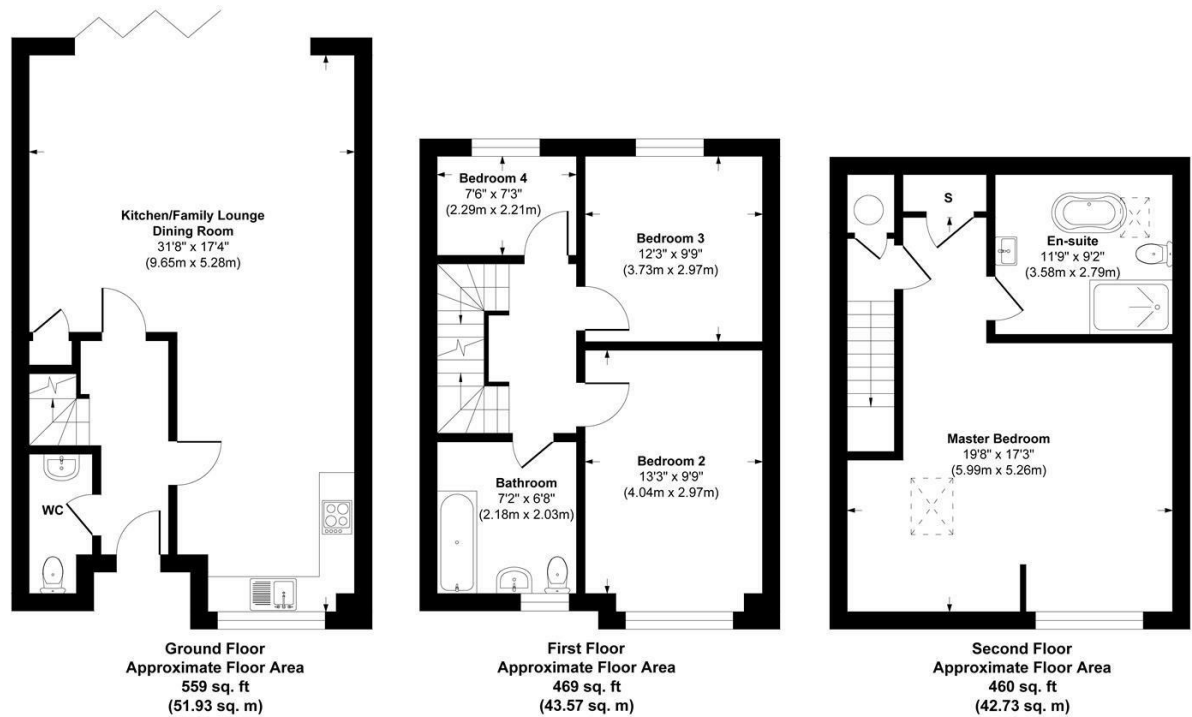
4 Bedroom House - Townhouse located in St. Helens

Welcome to Lark Hill Court, a stylish four-bedroom townhouse ideally located in the heart of St. Helens. Built in 2019, this modern three-storey home offers approximately 1,206 sq ft of well-designed living space, making it an excellent choice for families or buyers seeking flexible accommodation.

The property opens into a welcoming entrance hall with access to a downstairs cloakroom. The spacious lounge is a standout feature, boasting bi-folding doors that open directly onto the rear garden, creating a bright and sociable living space. The fitted kitchen is equipped with built-in appliances, providing both practicality and contemporary style.

The first floor comprises two generous double bedrooms and a single bedroom, all served by a modern family bathroom. Occupying the second floor is the impressive main bedroom suite, complete with an en-suite bathroom featuring a luxurious four-piece suite.

Externally, the property benefits from a pleasant rear garden, ideal for relaxing or entertaining. Parking is well catered for, with two allocated parking bays positioned to the front of the property.



Approx. Gross Internal Area 1488 sq. ft / 138.23 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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.

