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## Telford Drive, St. Helens, WA9 3GR Offers In Excess Of £185,000

We are extremely pleased to offer for sale this three bedroom modern detached property. Situated close to all local amenities & local train station making it ideal for commuters. The home is warmed throughout by gas central heating and benefits from being double glazed. The family home offers spacious living accommodation and briefly comprises from entrance hall, down stairs cloaks, lounge, dining room, kitchen and utility room all on the ground floor. To the first floor there are three good sized bedrooms with master has the added benefit of having en - suite, and 3 piece family bathroom. To the exterior there is an open plan garden to the front with tarmac drive leading to integral garage providing off street parking and enclosed garden to the rear. Although the property does require some updating it is an ideal family home and viewing is highly recommended.



**Entrance Hallway**

Door to front aspect, UPVc double glazed window to side aspect, stairs to first floor, and radiator.

**Lounge**

13'5" x 10'8" (4.10 x 3.26)

UPVc double glazed window to front aspect, feature fire place, and radiator.

**Dining Room**

10'6" x 8'4" (3.22 x 2.56)

UPVc double glazed window to rear aspect, and radiator.

**Kitchen**

9'0" x 8'0" (2.76 x 2.46)

UPVc double glazed window to rear aspect, wall and base units, integral gas hob and electric oven with overhead extractor fan, sink unit with mixer tap, and part tiled walls.

**Utility Room**

Door to rear garden, plumbed for washing machine, and radiator.

**First Floor Landing**

Loft access.

**Bedroom One**

12'0" x 10'5" (3.67 x 3.19)

UPVc double glazed window to rear aspect, and radiator.

**En-Suite**

8'8" x 5'1" (2.66 x 1.57)

UPVc double glazed window to front aspect, stand in shower, low level wc, hand wash basin, radiator, and part tiled walls.

**Bedroom Two**

11'8" x 10'8" (3.57 x 3.26)

Three UPVc double glazed windows to front aspect, and radiator.

**Bedroom Three**

10'0" x 6'3" (3.07 x 1.92)

UPVc double glazed window to rear aspect, and radiator.

**Family Bathroom**

6'8" x 5'6" (2.05 x 1.69)

UPVc double glazed window to rear aspect, panelled bath, low level wc, hand wash basin, and radiator.

**External**

Good sized driveway to the front leading to an integral garage. To the rear is a very good sized enclosed garden with patio area.

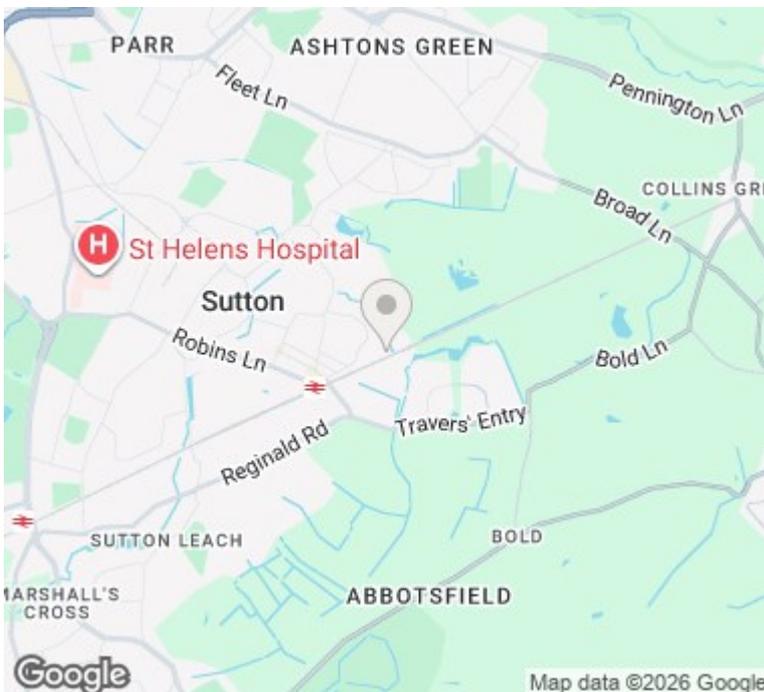
**Garage**

Up and over door.

**Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only.

The rear garden originally had a touch of japanese knotweed which has undergone a treatment program with continuing treatment over the next four years with a five year guarantee.



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			
			83
			69
England & Wales			
		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	EU Directive 2002/91/EC

