



ESTATE AGENTS

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**Offers In Excess Of £450,000**

PCM Estate Agents are proud to present this IMPRESSIVE DETACHED FOUR BEDROOM FAMILY HOME, enviably positioned within a quiet cul-de-sac in one of the area's most sought-after locations. Boasting BEAUTIFUL SEA VIEWS from the front elevation, this superb home offers generous, well-balanced accommodation ideal for modern family living.

The property features a welcoming entrance hall leading to a SPACIOUS LOUNGE and a well-appointed KITCHEN-DINER, perfect for both everyday living and entertaining. Additional ground-floor accommodation includes a convenient SHOWER ROOM. Upstairs, the home continues to impress with FOUR WELL-PROPORTIONED BEDROOMS, one of which enjoys access to a charming CANOPIED BALCONY, along with a modern family bathroom.

Externally, the property benefits from a LARGE GARAGE, OFF ROAD PARKING for two vehicles, a lawned side garden and a paved rear garden, offering excellent outdoor space for relaxation and entertaining.

Ideally located within easy reach of The Ridge, well-regarded local schools, St Helens Wood, and convenient bus routes into town, this wonderful home combines tranquillity with accessibility.

Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer. Please contact the owners' agents today to arrange your appointment.

#### **UPVC DOOR**

With frosted inserts into:

#### **HALLWAY**

19'2 max x 6'4 max (5.84m max x 1.93m max )

Luxury vinyl click flooring, frosted window and further double glazed window to front aspect with views to the sea and over the town, radiator, under stairs storage.

#### **KITCHEN-DINER**

19'2 x 9'9 (5.84m x 2.97m)

Fitted with a range of eye and base level cupboards and drawers, electric double oven with five ring gas hob above and extractor fan, space and plumbing for dishwasher and washing machine, space for fridge freezer, space for tumble dryer, part tiled surround, luxury vinyl click flooring, radiator, double glazed window to front aspect with views of the sea and over the town, cupboard housing the boiler, inset spotlights, two double glazed windows to side overlooking the garden with partial views, double glazed door to rear patio.

#### **LOUNGE**

25'2 x 11' (7.67m x 3.35m )

Two radiators, wood burner, built in bespoke shelving, large double glazed window to front aspect overlooking the town towards the sea, double glazed door providing access to rear patio.

#### **SHOWER ROOM**

6'5 x 5'6 (1.96m x 1.68m)

Shower, pedestal wash hand basin, wc, heated towel rail, tiled surround, tiled flooring, inset spotlights, extractor fan, frosted double glazed window to rear aspect.

#### **FIRST FLOOR LANDING**

Loft access, radiator, double glazed window to front aspect with views of the sea and over the town.

#### **BEDROOM**

12' x 11' (3.66m x 3.35m)

Radiator, large double glazed window to front aspect having views to the sea and over the town, double glazed door to canopied balcony with exceptional views of the sea across the town.

#### **BEDROOM**

13 x 11' (3.96m x 3.35m )

Radiator, double glazed window to rear aspect overlooking the courtyard.

#### **BATHROOM**

7'1 x 5'6 (2.16m x 1.68m)

Panelled bath with shower attachment, wc, pedestal wash hand basin, heated towel rail, vinyl flooring, inset spotlights, tiled surround, frosted double glazed window to rear aspect.

#### **BEDROOM**

10' x 9' (3.05m x 2.74m)

Radiator, large double glazed window providing exceptional sea views and views over the town.

#### **BEDROOM**

9'8 max x 9'4 max (2.95m max x 2.84m max )

Radiator, double glazed window overlooking the rear courtyard garden.

#### **GARAGE**

17'9 x 16'7 (5.41m x 5.05m)

Offering ample storage space and currently used a gym area.

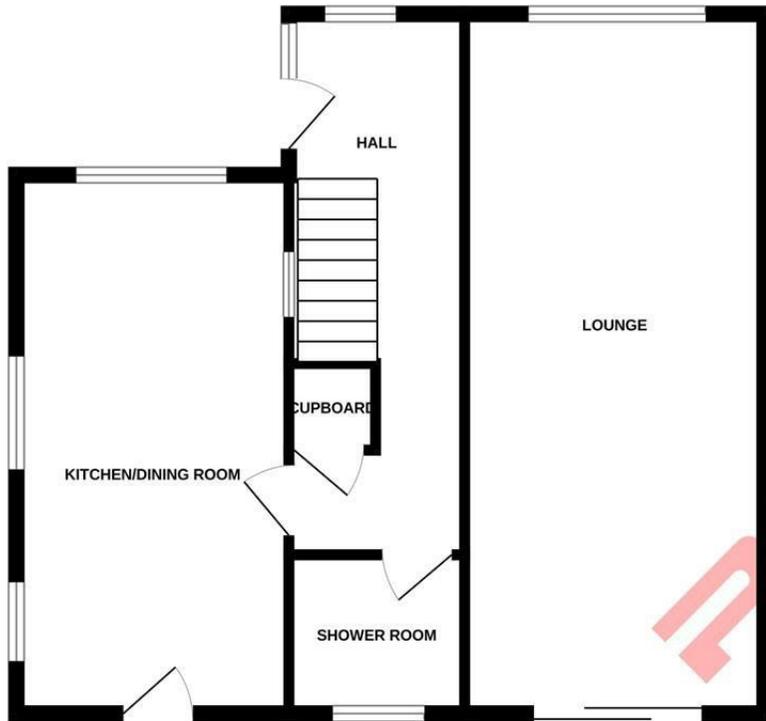
#### **GARDENS**

Area of lawn at the front and fenced surround. The main section of garden is mainly laid to lawn with shrubs, bushes and trees. Benefiting from views to the sea and over the town. Gate providing access to the rear courtyard garden, being mainly paved, area of shingle, shed and fenced boundaries.

Council Tax Band: D



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 <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	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.