

FOR SALE

8, Teal Close, St. Helens, WA11 9YL

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 8, Teal Close, St. Helens, WA11 9YL

Outstanding three bed detached family home located in the Haresfinch area of St.Helens.

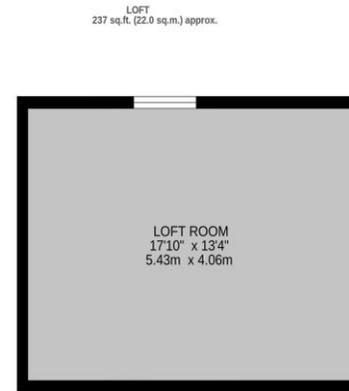
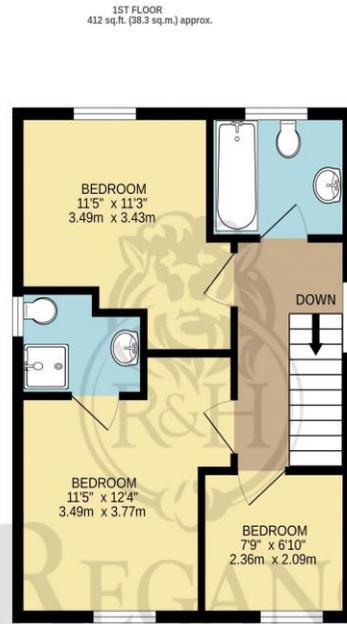
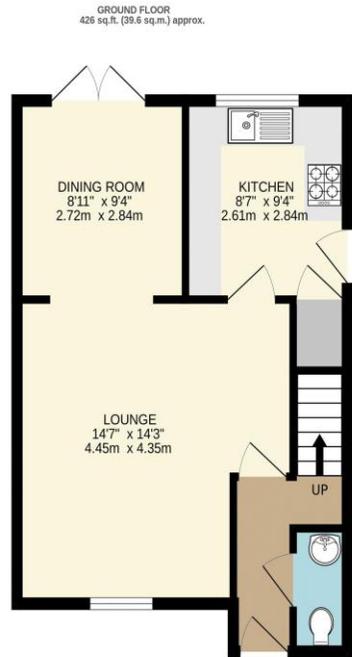


- Exceptional detached family home
- Modern fitted kitchen with cooker
- Family bathroom and en-suite
- SOLD WITH NO ONWARD CHAIN
- Great sized reception rooms
- Three good sized bedrooms / attic room
- Large gardens / driveway / garage
- 1232 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this impressive, three bed detached home located on a small development in the Haresfinch area of St.Helens. Teal Close is sat on a superb sized plot located at the bottom of a quiet cul-de-sac and boasts excellent access into the town centre with all its amenities, some excellent schools for all ages, local parks, public transport links and is just a short drive to the East Lancashire Road which gives great access into Manchester and Liverpool. Internally the property has been finished to an excellent standard and in brief comprises of entrance hallway with cloak room wc, large formal lounge / sitting room located to the front of the property which opens into a dining room to the rear with patio doors leading out onto the gardens. To the side there is a modern and well-equipped fitted kitchen offering a range of wall, base and drawer units along with cooker. Up on the first floor there are two good sized double bedrooms with the master benefitting from an en-suite shower room, a third single bedroom and then a modern fitted family bathroom. There is a pull-down ladder which leads up into a converted loft space, currently being used as an office. Externally there is a large driveway providing off road parking for several cars with a gate leading down the side to a single garage with up and over door. To the rear there is a private and secure garden with patio and gravelled area. Internal inspection is highly recommended to fully appreciate the properties internal condition, its deceptive size and outstanding location.







GARAGE  
157 sq.ft. (14.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1232 sq.ft. (114.4 sq.m.) approx.

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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.  
**Tenure** - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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[www.reganandhallworth.com](http://www.reganandhallworth.com)