

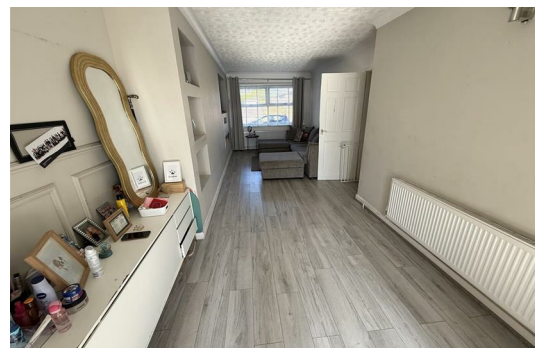


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Darent Road, St. Helens, WA11 0HH
£215,000

We are pleased to announce for sale this extended three bedroom semi detached property which would make an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance porch, hallway, through lounge and dining room, kitchen, and sun room all to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom. Externally the property has a garden area to the front with a driveway with electric charging point and an enclosed garden to the rear which is mainly laid to lawn with patio area. Viewing is highly recommended to appreciate the size and position of the property and can be arranged through our office or by calling 01744 24341.



Entrance Porch

UPVc double glazed window, and door to front.

Hallway

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

Through Lounge and Dining Room

25'0" x 9'1" (7.64 x 2.79)

UPVc double glazed window to front aspect, laminate flooring, and two radiators.

Sun Room

19'0" x 9'3" (5.81 x 2.82)

UPVc double glazed windows, and UPVc double glazed double doors opening out on rear garden, and laminate flooring.

Kitchen

9'8" x 7'1" (2.96 x 2.17)

UPVc double glazed window to side aspect, door to side, range of wall and base units, stainless steel sink, plumbed for washing machine, and part tiled walls.

First Floor Landing

UPVc double glazed window to side aspect.

Bedroom One

14'7" x 10'5" (4.46 x 3.20)

UPVc double glazed window to front aspect, fitted wardrobes, and radiator.

Bedroom Two

10'6" x 9'11" (3.22 x 3.04)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

11'6" x 5'11" (3.52 x 1.82)

UPVc double glazed window to front aspect, and radiator.

Family Bathroom

6'9" x 5'11" (2.08 x 1.81)

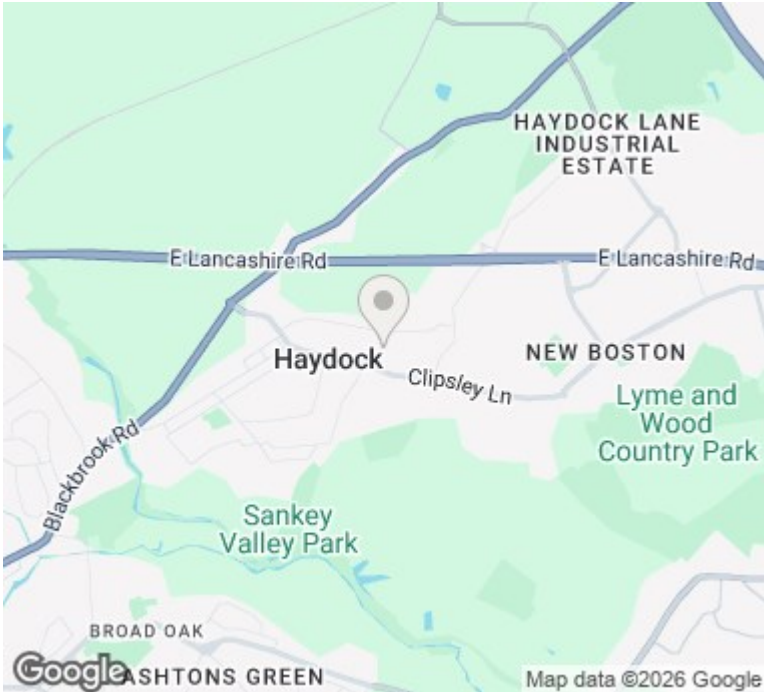
UPVc double glazed window to rear aspect, panelled bath with shower over, low level wc, pedestal hand wash basin, and heated towel rail.

External

Garden area to the front with driveway for off street parking benefitting from an electric car charger. To the rear is an enclosed garden with fenced boundaries. The rear is mainly laid to lawn and a patio area.

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. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.



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		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		