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Carole Close, St. Helens, WA9 4PW

Offers In The Region Of £165,000

We are pleased to offer for sale this three bedroom semi detached property which is positioned in a great location and would make an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, lounge, and kitchen/ dining room to the ground floor. To the first floor there are three bedrooms, and a family bathroom. There is also an additional loft room for storage. Externally the property has a driveway to the front and an enclosed garden area to the rear. Viewing is highly recommended to appreciate the potential and position of this property and can be arranged through our office or by calling 01744 24341.







Entrance Hallway
Door to front aspect, stairs to first floor, and a radiator.

Lounge
13'11" x 12'10" (4.25 x 3.93)
UPVc double glazed window to front aspect, radiator, and gas fire set in a feature surround.

Kitchen/ Dining Room
15'10" x 9'4" (4.84 x 2.85)
UPVc double glazed window to rear aspect, UPVc double doors leading into rear garden, range of wall and base units, stainless steel sink unit, integral gas hob and electric oven, plumbed for washing machine, radiator, and part tiled walls.

First Floor Landing
UPVc double glazed window to side aspect.

Bedroom One
11'2" x 9'1" (3.42 x 2.79)
UPVc double glazed window to front aspect, fitted wardrobes, and radiator.

Bedroom Two
9'6" x 9'2" (2.91 x 2.80)
UPVc double glazed window to rear aspect, and radiator.

Bedroom Three
8'7" x 6'6" (2.63 x 1.99)
UPVc double glazed window to front aspect, and radiator.

Family Bathroom
6'3" x 5'7" (1.91 x 1.71)
UPVc double glazed window to rear aspect, low level wc, pedestal hand wash basin, shower, and tiled walls.

Loft Room
12'7" x 11'2" max (3.85 x 3.41 max)
Double glazed Velux window.

External
Driveway to the front of the property providing off street parking. To the rear is an enclosed garden which is mainly patio area with gate access to the front.

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. No pets allowed in the building.



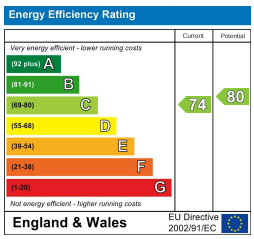


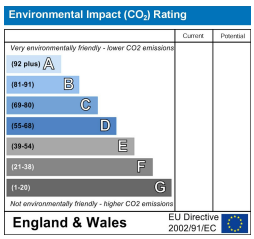












The Property Ombudsman