



15 City Gardens

, St. Helens, WA10 6UP

O.I.R.O £185,000



Sapphire Homes are delighted to offer For Sale this well presented 3 bedroom semi detached home that is located in a popular residential area that is close to schools for all ages and convenient for local amenities and transport links. In brief the property comprises of entrance / hallway, W.C., utility / store room, generous lounge and to the rear elevation there is a fitted kitchen with door leading to the side elevation and there is a generous conservatory to the rear elevation. To the first floor the landing provides access to three well appointed bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from a double glazing and a modern tasteful décor. Externally to the front elevation is a well maintained garden and to the rear the property enjoys a sunny aspect with patio area, established lawn, well stocked borders and perimeter fencing. The property is perfectly suited to couple or family and early internal viewing is highly recommended to appreciate in full. No Upward Chain.



GROUND FLOOR

Entrance / Hallway

W.C.

Store Room

Lounge

Kitchen

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

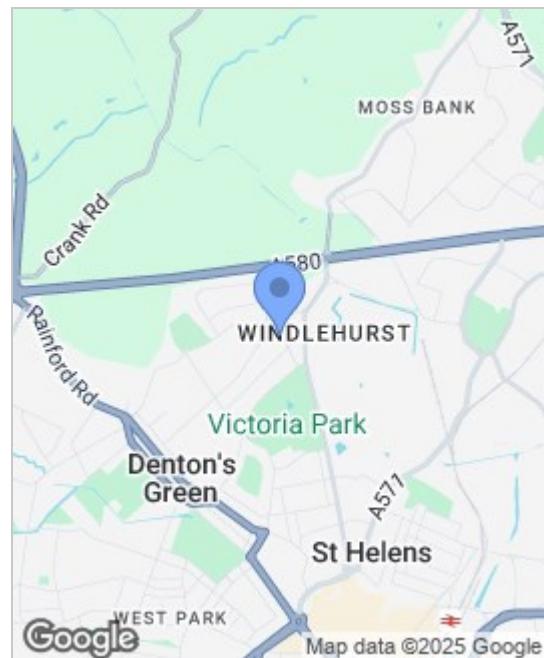
Bedroom 3

Bathroom

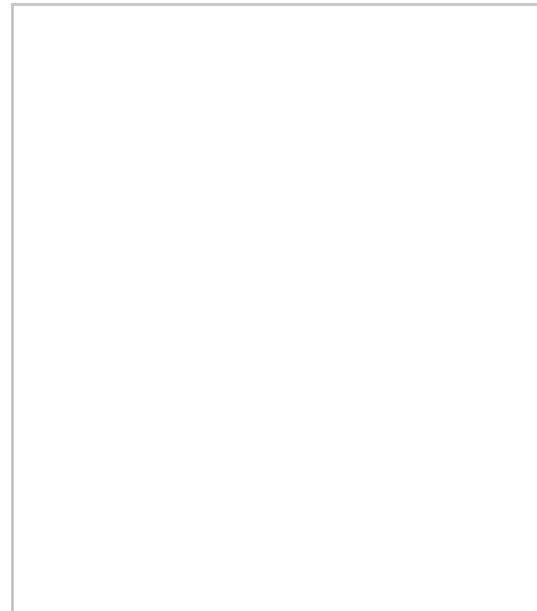
EXTERNAL

Rear Garden

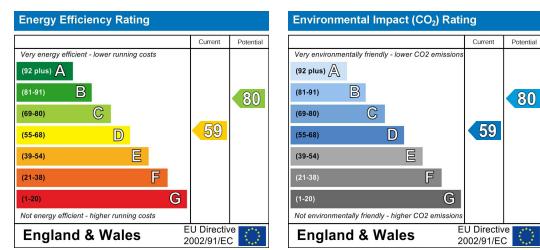
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as containing representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

Sapphire Homes (North) Ltd 80 Market Street, Wigan WN1 1HX
 T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

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