



ESTATE AGENTS

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Guide Price £450,000

**** GUIDE PRICE £450,000 to £475,000 ****

PCM Estate Agents are delighted to present to the market this **THREE BEDROOM DETACHED HOUSE** set on a generous plot with a beautiful rear garden and off-road parking. Located in the highly sought-after Blacklands area of town, the property is ideally positioned close to popular schools, St Helens Woods, and Alexandra Park, making it an ideal family home in a great location.

Accommodation comprises an entrance hall, a **SPACIOUS LOUNGE** with **WOOD BURNER**, a separate **DINING ROOM**, a **MODERN KITCHEN**, and a **DOWNSTAIRS WC**. Upstairs there are **THREE BEDROOMS** and a modern family bathroom.

Externally, the property enjoys a **LOVELY REAR GARDEN** with a **SUNNY ASPECT**, mainly laid to lawn with established flower and shrub borders, along with an area of garden to the front and **OFF ROAD PARKING**.

Early viewing is highly recommended, please call the owners' agents now to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Double glazed window to side aspect, under stairs storage cupboard providing ample space for coats and shoes, radiator, thermostat, opening to:

LOUNGE

12'9 x 11'9 (3.89m x 3.58m)

Double glazed windows to front aspect, radiator, television point, open fire with feature log burner and stone hearth.

DINING ROOM

11'9 x 10'9 max (3.58m x 3.28m max)

Double glazed patio doors providing access onto the rear garden, radiator, open fireplace, door leading to:

KITCHEN

Fitted with a range of eye and base level units, space for tall fridge freezer, space and plumbing for dishwasher, integrated washing machine, integrated

double oven with four ring gas hob above and cooker hood, part tiled walls, tiled flooring, double glazed windows to rear aspect providing a lovely outlook over the garden.

DOWNSTAIRS WC

Dual flush wc, wash hand basin, radiator, double glazed window to front aspect.

FIRST FLOOR LANDING

Double glazed window to front aspect, radiator, loft hatch to a boarded loft space.

BEDROOM

12'8 x 11'9 (3.86m x 3.58m)

Double glazed window to front aspect, radiator.

BEDROOM

13'1 max x 10'9 (3.99m max x 3.28m)

Double glazed window to rear aspect providing a lovely outlook onto the garden, radiator.

BEDROOM

9'8 x 6'7 (2.95m x 2.01m)

Radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Dual flush wc, wash hand basin with mixer tap, bath with shower over, double glazed window to side aspect.

REAR GARDEN

Area of patio providing ample space for seating and dining, storage shed, area being laid to lawn, providing ample space to plant an array of mature trees and bushes, side access to front.

OUTSIDE - FRONT

Off road parking for multiple vehicles, small area of garden with a range of mature trees and shrubs.

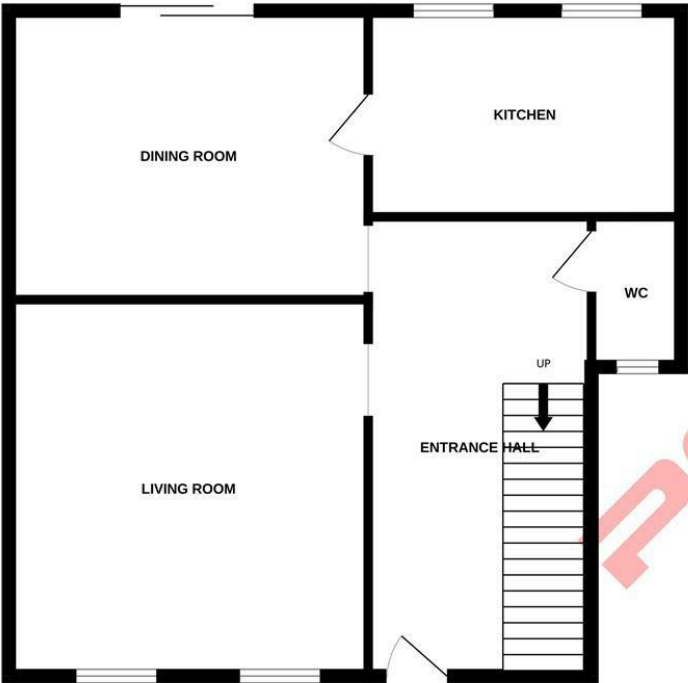
Council Tax Band: D







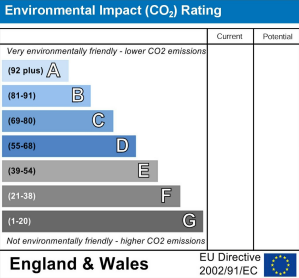
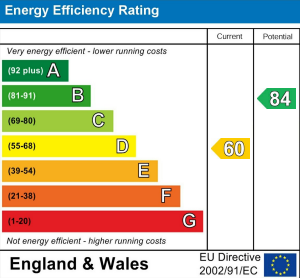
GROUND FLOOR



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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