



ESTATE AGENTS

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Price £315,000

PCM Estate Agents are delighted to welcome to the market this EXTREMELY WELL-PRESENTED and RECENTLY REFURBISHED TWO BEDROOM SEMI-DETACHED BUNGALOW. Situated in the highly sought-after Blacklands area of the town, providing easy reach to the seafront, town centre and Alexandra Park, along with St Helens Woods and easy access to mainline railways and bus stops.

A particular feature of this property is the NEWLY FITTED KITCHEN which is presented to a very HIGH STANDARD and also benefits from INTEGRATED APPLIANCES such as slimline dishwasher, fridge freezer, washing machine and instant pro-boil hot water tap. The property also benefits from a NEWLY FITTED BATHROOM SUITE with L shaped panelled bath, a 20ft LOUNGE-DINER and TWO GOOD SIZED DOUBLE BEDROOMS. There are modern comforts including gas fired central heating, double glazing throughout and newly finished BLOCK PAVED DRIVE providing OFF ROAD PARKING for two vehicles.

Viewings come highly recommended to fully appreciate this deceptively spacious and EXTERMELY WELL-FINISHED TWO BEDROOM SEMI-DETACHED BUBGALOW.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE PORCH

Double glazed to side and front aspects, providing an ideal space for storing coats and shoes, further door to:

ENTRANCE HALL

Inset spotlights, cupboard housing the electric meter, wall mounted Google Nest thermostat, door into:

LOUNGE-DINER

20'1 x 9'1 (6.12m x 2.77m)

New double glazed windows to side and front aspects, inset spotlights, vertical radiator.

KITCHEN

10'3 x 7'11 (3.12m x 2.41m)

Newly fitted and comprising a range of eye and base level units fitted with soft close hinges, integrated washing machine and slimline dishwasher, fridge freezer, four ring electric hob with electric oven and extractor fan above, cupboard housing the combi boiler, inset one & ½ bowl sink with mixer tap, pro-boil instant hot water tap, double glazed window to rear aspect overlooking the garden, double glazed door to side aspect providing access to the garden.

BEDROOM

10'8 x 12'9 max (3.25m x 3.89m max)

New double glazed window to front aspect, radiator, inset ceiling spotlights.

BEDROOM

12'4 max x 12'5 max (3.76m max x 3.78m max)

Double glazed windows to rear aspect overlooking the garden, radiator, inset ceiling spotlights.

BATHROOM

Modern suite comprising an L shaped panelled bath with mixer shower tap and rainfall shower attachment, inset vanity unit having wash hand basin with mixer tap and storage beneath, vanity mirror above, dual flush wc, chrome style towel rail, four inset shelves ideal for storage and towels, loft hatch, double glazed window to side aspect.

OUTSIDE - FRONT

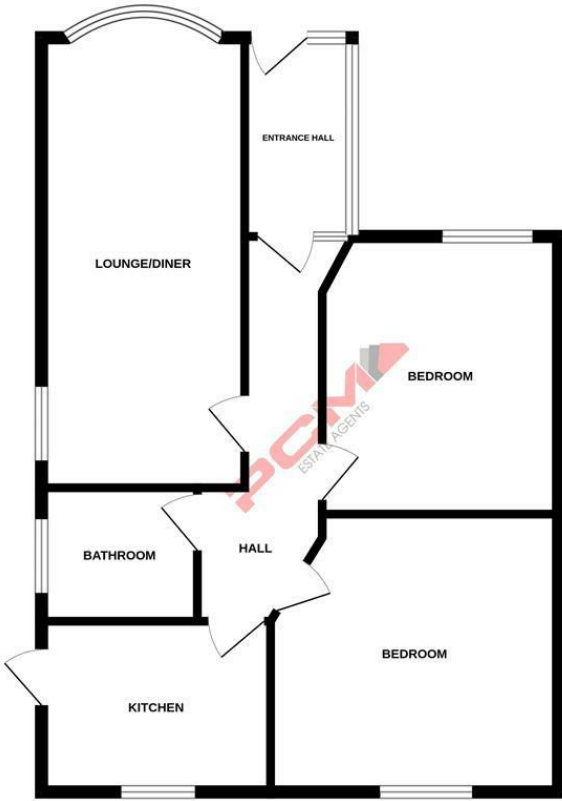
Recently completed driveway providing off road parking for two vehicles, raised flowerbeds to either side, steps up to the entrance porch, small section of garden being paved with balustrade and side access gate to the rear garden.

REAR GARDEN

Accessed via the kitchen and arranged over two levels. The first tier is ideal for an area of planting and flowerpots, whilst to the second tier boasts a newly laid patio area which provides outside seating along with an area of lawn, raised beds and outside storage shed.



GROUND 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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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		
EU Directive 2002/91/EC		

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		
EU Directive 2002/91/EC		