



ESTATE AGENTS

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Price £395,000

PCM Estate Agents are delighted to present to the market this 1930's THREE BEDROOM SEMI-DETACHED HOUSE, positioned opposite Alexandra Park in an elevated position set back from the road. The property has a GARAGE with electric door and access to light and power.

The property has been significantly improved by the current owner and now offers stylish accommodation arranged over two floors comprising a storm porch leading to the entrance hall, KITCHEN-DINING ROOM, cosy BOW FRONTED LIVING ROOM with LOVELY VIEWS over the park and FIREPLACE, conservatory and a DOWNSTAIRS WC. Upstairs, there are THREE BEDROOMS, one of which benefitting from an EN SUITE SHOWER ROOM, and a family bathroom. The accommodation is well-proportioned and exceptionally well-presented throughout.

The property benefits from having its own PRIVATE FRONT AND REAR GARDENS and is located in an ELEVATED POSITION set back from the road with steps to the front door. There is a decked patio area with picturesque views onto Alexandra Park and gated side access to the rear garden. The rear garden is a particular feature of this OLDER STYLE FAMILY HOME, extending to a good size with various patio seating areas, mature planted borders, flowerbeds, trees and shrubs.

Conveniently positioned within easy reach of schooling establishments within the area and bus routes. This FAMILY HOME must be viewed to fully appreciate the convenient position and quality of accommodation on offer.

STORM PORCH

Accessed via an archway, double glazed door opening into:

ENTRANCE HALL

Exposed wooden floorboards, radiator, down lights, picture rail, stairs rising to upper floor accommodation, under stairs storage area and cupboard having space and plumbing for washing machine, partially wood panelled walls, wall mounted thermostat control for gas fired central heating, opening to:

KITCHEN

18'7" narrowing to 14'8" x 11'5" (5.66m narrowing to 4.47m x 3.48m)

Stylish and fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, worksurfaces, four ring gas hob with extractor over, waist level oven and separate grill, inset resin drainer-sink with mixer spray tap, integrated appliances include a wine cooler and dishwasher, breakfast bar seating area, wall mounted cupboard concealed boiler, continuation of the exposed wooden floorboards, down lights, pendant hanging lighting over island, double radiator, door to downstairs wc, opening to the lounge, double glazed French doors to conservatory in addition to a further single door leading to conservatory, double glazed door to side elevation providing access to the garden.

LIVING ROOM

13'3" x 11'6" (4.04m x 3.51m)

Continuation of the exposed wooden floorboards, picture rail, down lights, radiator, television point, wooden fireplace with tiled surround and hearth, inset gas living flame fire, double glazed bow window to front aspect with pleasant views over the front garden and far reaching views beyond into Alexandra Park.

DOWNSTAIRS WC

Dual flush low level wc, wall mounted wash hand basin, down lights, extractor for ventilation, wood effect laminate flooring.

CONSERVATORY-DINING ROOM

14'5" max x 9'9" (4.39m max x 2.97m)

Part brick constructions, double radiator, power points, double glazed windows to both side and rear elevations, double glazed French doors providing access to the garden, double glazed French doors to kitchen, further double glazed single door leading to kitchen.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, picture rail, double glazed window to side aspect, doors opening to:

BEDROOM

11'5" narrowing to 8'8" x 11'8" (3.48m narrowing to 2.64m x 3.56m)

Radiator, picture rail, double glazed window to rear aspect with lovely views onto the garden, pocket sliding door to:

EN SUITE

Walk in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, tiled walls, wood effect flooring, down lights, extractor fan for ventilation.

BEDROOM

13'2" into bay x 12'1" (4.01m into bay x 3.68m)

Picture rail, radiator, double glazed bow window to front aspect with views over St Helens Road and Alexandra Park.

BEDROOM

7'3" x 6' (2.21m x 1.83m)

Double radiator, double glazed window to front aspect having pleasant views over St Helens Road and views onto Alexandra Park.

BATHROOM

Tiled walls, wood effect vinyl flooring, double radiator, panelled bath with Victorian style mixer tap and shower attachment, glass shower screen, low level wc, pedestal wash hand basin, extractor for ventilation, double glazed window with obscured glass window to rear aspect.

OUTSIDE - FRONT

Elevated and set back from the road with steps up to the front door, terrace with metal balustrade over the garage, additional decked veranda providing ample outdoor space for patio furniture and potted plants.

REAR GARDEN

Landscaped and sympathetically terraced with a stone patio abutting the property, steps up onto a number of terraces beyond offering additional seating area, sections of lawn with established plants and shrubs, views back towards the house with views Alexandra Park.

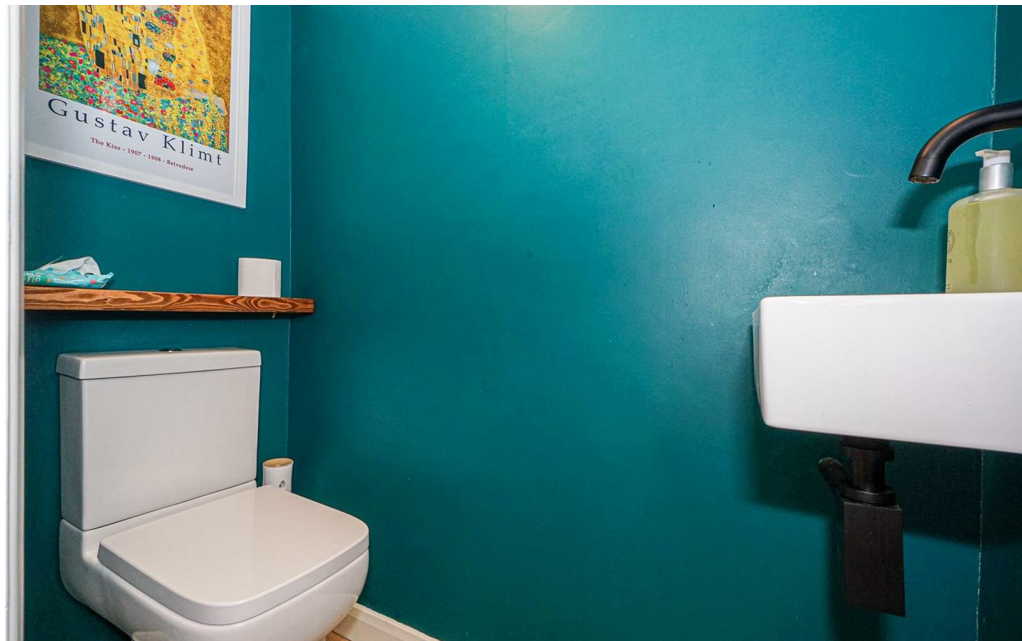
LARGE GARAGE

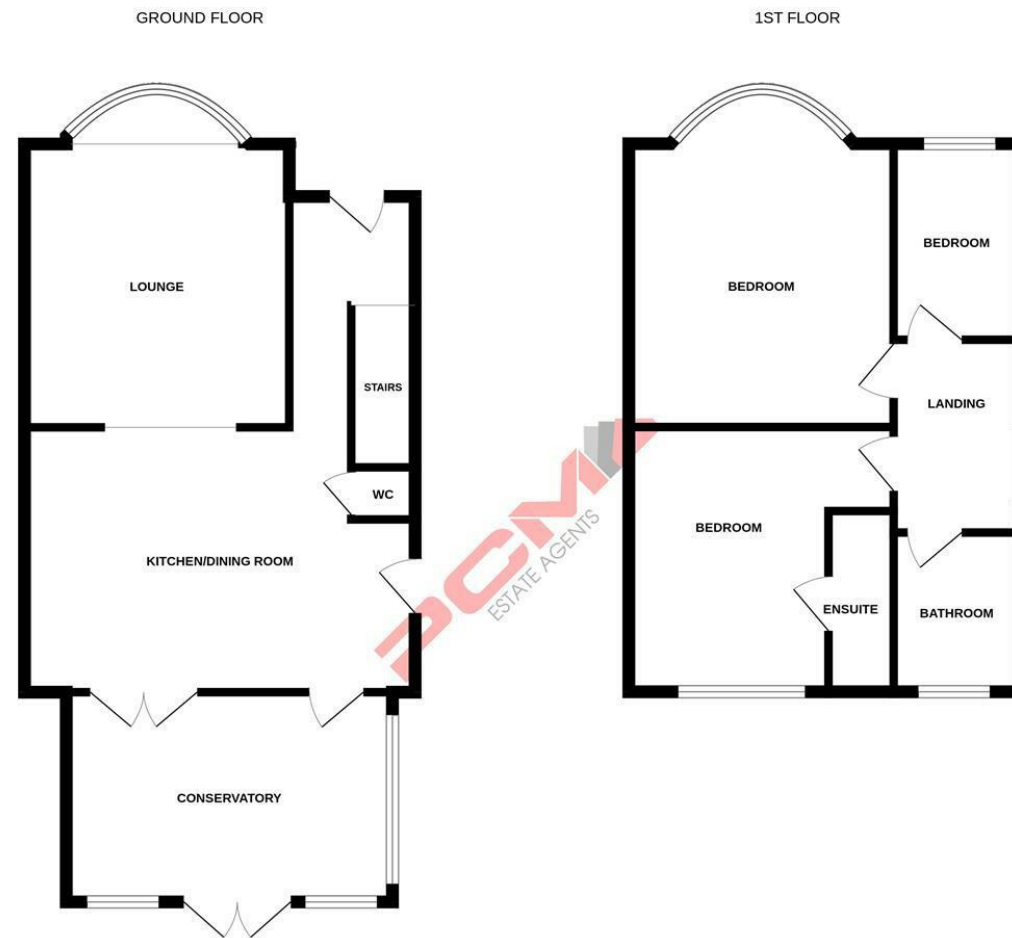
With electric door, light and power.

Council Tax Band: C









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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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

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.