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Hampshire Gardens, St. Helens, WA10 3XQ

Offers In The Region Of £185,000

We are pleased to announce for sale this three bedroom detached property positioned on the popular 'Shires' estate and would make an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hall, good sized lounge, and kitchen/ diner to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally the property has a small front garden, good sized rear garden, and driveway for off street parking. Viewing is highly recommended to appreciate the size and position of this property and can be arranged through our office or by calling 01744 24341.







Entrance Hallway
UPVc door, radiator, and under stairs storage cupboard.

Lounge
14'8" x 14'0" (4.48 x 4.27)
UPVc double glazed window to front aspect, stairs to first floor, laminate flooring, and radiator.

Kitchen/ Dining Room
14'8" x 8'0" (4.48 x 2.44)
UPVc double glazed window to rear aspect, UPVc double doors leading into rear garden, range of wall and base units, integral gas hob and electric oven with over head extractor fan, 1 1/2 sink unit with mixer tap, plumbed for washing machine, radiator, and part tiled walls.

First Floor Landing
UPVc double glazed window to side aspect, and loft access.

Bedroom One
12'1" x 7'10" (3.69 x 2.39)
UPVc double glazed window to front aspect, radiator, and laminate flooring.

Bedroom Two
10'1" x 7'10" (3.08 x 2.40)
UPVc double glazed window to rear aspect, and radiator.

Bedroom Three
6'7" x 6'7" (2.03 x 2.02)
UPVc double glazed window to rear aspect, fitted wardrobes, radiator, and laminate flooring.

Bathroom
8'0" x 6'6" (2.46 x 1.99)
UPVc double glazed window to front aspect, panelled bath with shower over, low level wc, vanity sink unit, heated towel rail, and tiled walls.

External
Small garden to the front which is mainly grassed. To the rear is a good sized enclosed garden which is mainly a raised decking area. There is also a garden shed, fence boundaries and gate access. There is also a driveway for off street parking.

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.















