



32 Lowther Crescent, St. Helens, WA10 3PW

Asking Price £285,000



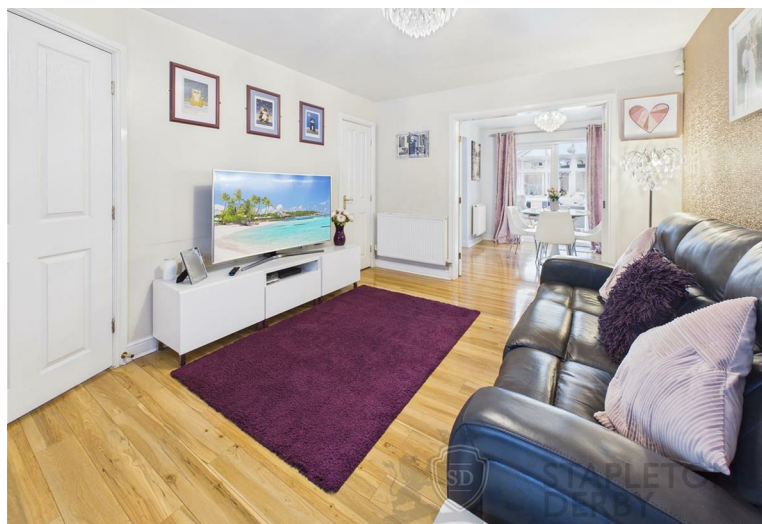
Nestled in the tranquil Lowther Crescent, St. Helens, this modern detached house offers an ideal family home in a highly sought-after area. Tucked away in a peaceful cul-de-sac, the property is conveniently located close to local schools and just a stone's throw from both St Helens & Prescott town centres.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The ground floor also boasts a large conservatory, perfect for enjoying the sunshine, alongside a well-appointed breakfast kitchen, utility room, and a convenient WC.

The first floor features three well-proportioned bedrooms, including a master suite that comes complete with an en suite bathroom and a dressing area, ensuring privacy and comfort. The family bathroom is elegantly designed with a lovely white suite, catering to the needs of the household.

Externally, the property benefits from a driveway that accommodates up to three vehicles, in addition to a garage, providing plenty of parking options. The large rear garden is a true highlight, featuring both a patio and a lawn area, making it a perfect sun trap for outdoor gatherings and family activities.

This well-presented home is a must-see for anyone seeking a perfect family residence in a desirable location. With its modern features and spacious layout, it is sure to impress. Do not miss the opportunity to view this exceptional property.





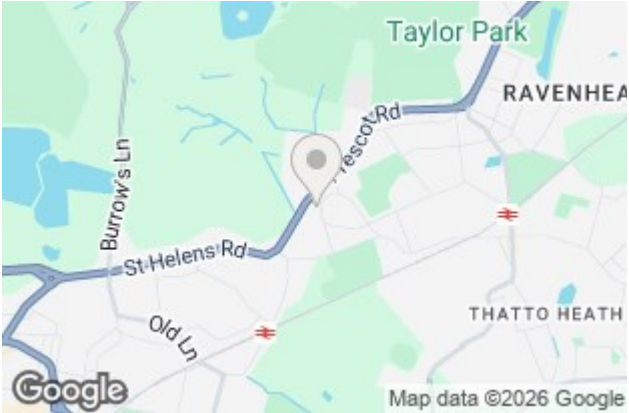
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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	

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.