



**14 Carnforth Drive, St. Helens, WA10 6WA**  
**£275,000**

PROPERTY  
PERSPECTIVE

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated on the outskirts of St Helens. Benefiting from spacious living accommodation set over 2 floors, en-suite shower room and single garage.

The living accommodation briefly comprises; lounge, open plan kitchen/diner, WC/cloaks and hallway. To the first floor 3 bedrooms, en-suite shower room and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

**FREEHOLD**

Council tax band - D

**GROUND FLOOR****Lounge 16'8" x 10'9" (5.09m x 3.30m)**

Carpet flooring with curtains

**Diner kitchen 19'1" x 9'5" (5.82m x 2.88m)**

High quality wood effect flooring with patio doors leading to the rear garden and curtains. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

**WC/cloaks**

High quality wood effect flooring with 2 piece bathroom suite in white and radiator

**FIRST FLOOR****Bedroom 11'8" x 10'11" (3.58m x 3.33m)**

Carpet flooring with window to the front elevation, fitted wardrobes and curtains

**En-suite**

High quality wood effect flooring with 2 piece bathroom suite in white with heated towel rail and partially tiled decor

**Bedroom 9'5" x 8'2" (2.88m x 2.51m)**

Carpet flooring with window to the rear elevation and curtains

**Bedroom 8'2" x 5'8" (2.51m x 1.75m)**

Carpet flooring with window to the rear elevation and curtains

**Bathroom**

High quality wood effect flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen and partially tiled decor

**EXTERNAL**

Beautifully presented and private rear garden, enclosed by panel fencing with artificial lawn and patio area. Large driveway leading to a single garage with up&over door.

