



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



## The Property Perspective

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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 of; 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)**

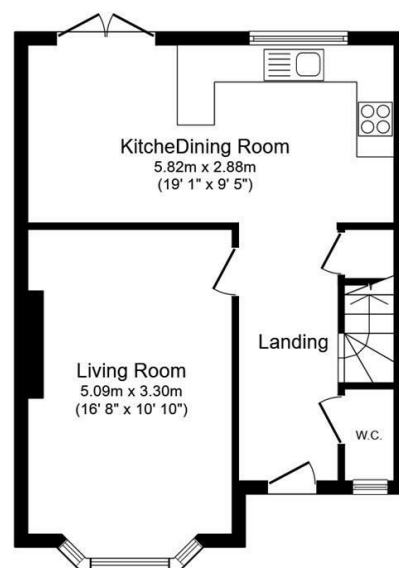
Carpet flooring with window to the rear elevation and curtains

### 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

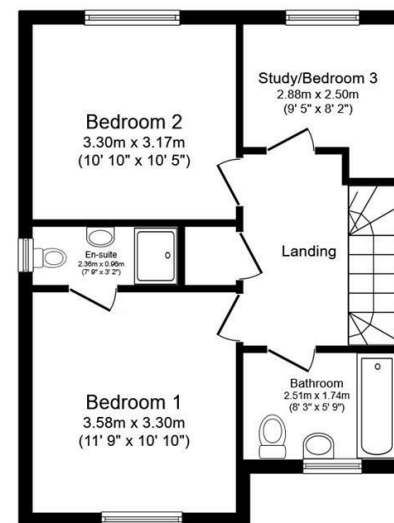
### EXTERNAL

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.



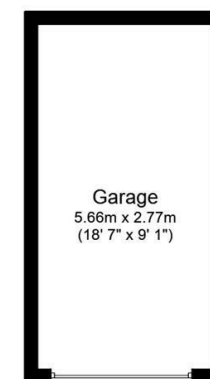
Ground Floor

Floor area 45.2 sq.m. (487 sq.ft.)



First Floor

Floor area 44.5 sq.m. (479 sq.ft.)



Garage

Floor area 15.8 sq.m. (170 sq.ft.)

Total floor area: 105.5 sq.m. (1,135 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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