







Gibfield Road, Waterside Village, St. Helens WA9 5FW

£260,000 (subject to contract)

New Year New Home? Should you be the lucky buyer of this spacious detached home on the ever popular Waterside Village development, there is every chance you will be moving in 2021. The property sits on a corner plot and benefits from a double garage. Internally there is a large lounge as well as a separate dining room. A breakfast kitchen, utility room and cloakroom WC finish off this floor. Moving upstairs there are four bedrooms, the master of course has an en-suite. The family bathroom is also found on the first floor. The location on the South side of St. Helens lends itself for commuting, with the motorway a few minutes drive and the main railway station at Lea Green within walking distance, although it also has a free car park!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive 2002/91/EC

	2
	4
	2
	Double Garage

Ground Floor

Entrance Hall

Black UPVC double glazed front door. Stairs to the first floor. Under stairs cupboard. Cloaks area. Radiator.

Lounge

6.38m x 3.61m (20' 11" x 11' 10")

Three UPVC double glazed windows to the front and side. Two radiators. Feature electric fire.

Sitting Room / Dining Room

3.61m x 2.32m (11' 10" x 7' 7")

UPVC double glazed windows to the front and side. Radiator.

Double access doors.

Dining Kitchen

3.94m x 3.61m (12' 11" x 11' 10")

Fitted with a modern range of base and wall units with co-ordinated work surfaces. NEFF four ring stainless steel gas hob. Stainless steel electric double oven. Extractor hood. Space for a free standing refrigerator and a freezer. Stainless steel one and half bowl single drainer sink unit with hot and cold water mixer tap. Tile splash backs. Ceiling spot lights. Radiator. UPVC double glazed window over looking the main garden. UPVC double glazed double doors to the garden.

Utility Room

1.91m x 1.54m (6' 3" x 5' 1")

A base unit with a stainless steel single drainer sink unit with a hot and cold water mixer tap. Plumbing for an automatic washing machine. Wall mounted boiler. Tile splash backs. Radiator. UPVC double glazed door to the rear.

Toilet

Fitted with a modern low level WC and a wash basin. Extractor fan. Radiator.

First Floor

Landing

Providing access to all of the first floor bedrooms and to the boarded loft (which has a light) via a hatch. Airing cupboard.

Master Bedroom

3.55m x 3.38m (11' 8" x 11' 1") excluding the wardrobes.

Two UPVC double glazed windows to the front and side. Fitted wardrobes and cupboards with full length mirror sliding doors. Radiator.

En-Suite Shower Room

Fitted with a low level WC and a basin set in a vanity unit. Double width shower cubicle with AQUALISA shower. Ceiling spot lights. Towel radiator. UPVC double glazed frosted window to the front. Extractor fan.

Bedroom Two

3.67m x 3.40m (12' 1" x 11' 2")

Two UPVC double glazed windows to the front and side. Radiator.

Bedroom Three

3.37m x 2.74m (11' 1" x 9')

UPVC double glazed window to the side. Built in wardrobes and cupboards. Radiator.

Bedroom Four

2.31m x 2.34m (7' 7" x 7' 8")

UPVC double glazed window to the side. Built in wardrobes with full length mirror sliding doors. Radiator.

Family Bathroom

Fitted with a three piece suite including a low level WC and a pedestal wash basin. Panel bath with over head shower. Part tiled walls. Ceiling spot lights. Towel radiator. Extractor fan. UPVC double glazed frosted window to the rear.

Exterior

Front Garden

To the front a lawned area and off to the side are twin drives in front of the two single garages.

Garage

A single garage with a metal up and over door. Power and light. Access to the rear garden.

Garage

A single garage with a metal up and over door. Power and light. Rear / Side Garden

Enclosed by a 6 foot brick wall the garden has been landscaped using stone paving with loose stone features. There is outside power. Access to the front via a side gate.

Notes

Council Tax Band E

