







## Sutton Park Drive, Sutton Park, St. Helens WA9 3TX

£160,000 subject to contract

Family Home For Sale! Situated across from Sutton Park is this semi-detached property with three bedrooms. The ground floor boasts separate lounge and dining room, the latter of which has patio doors leading out to the garden. The lounge is worthy of mention in particular as this is spacious and the property itself will lend itself to a growing family. Externally there is off road parking with a driveway leading to the single detached garage.

	2
	3
	1
	Garage

## Ground Floor

### Entrance Porch

PVCu double glazed construction set on a low brick wall with a door to the front of the property. Radiator. PVCu double glazed door leading into the property.

### Lounge

4.927m x 3.967m

Hardwood double glazed window to the front of the property, two radiators, living flame gas fire. Sliding doors leading through to the dining room.

### Dining Room

2.947m x 2.454m

PVCu double glazed sliding patio doors into the rear garden, radiator, open arch to the kitchen.

### Kitchen

2.944m x 2.328m

Fitted with a range of base, wall and draw units with coordinated work surfaces, tiled walls, stainless steel single drainer sink unit with a hot and cold water mixer tap. Space for a cooker and several appliances, including plumbing for an automatic washing machine. Under stairs pantry, tile flooring, PVCu double glazed window to the rear.

## First Floor

### Landing

PVCu double glazed opaque window to the side of the property, radiator, access to all first floor rooms and to the loft.

### Bedroom One

3.944m x 2.782m

Hardwood double glazed window to the front of the property, radiator.

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### Bedroom Two

3.227m x 2.865m

PVCu double glazed window to the rear, radiator.

### Bedroom Three

2.965m x 1.945m

Hardwood double glazed window to the front, over-stairs storage cupboard, radiator.

### Bathroom

Fitted with a white three piece suite including a low level WC and a pedestal wash basin, a double step in shower cubical with a plumbed shower. Hardwood double glazed opaque window, radiator, tile flooring, fully tiled walls, extractor fan.

## Exterior

### Front

To the front of the property a wall borders the pavement with wrought iron gates giving way for a motor vehicle and pedestrian access to the front, manicured lawn area with shrub borders.

### Rear

The rear has a chequered paved patio area with steps leading up to side by side lawns, there are shrub borders.

### Garage

To the side of the property a driveway leads to the back where one finds a detached single garage with open over door.

## Notes

Council Tax Band B



Video Available

