

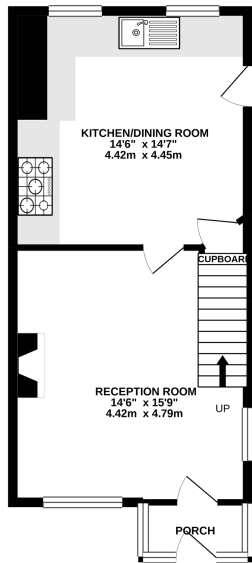


*51 Severn Close, St Helens, Merseyside. WA9 4TP.
Offers in Excess of £170,000*

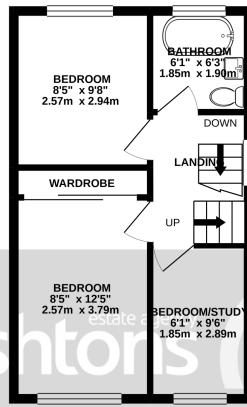
Extended & Loft Room | Open Plan Kitchen & Dining Room | Parking Via Drive & Double Garage |
Gardens Front, Rear & Side | Prime Location For Commuters | Popular Schools & Amenities Nearby |
Freehold |



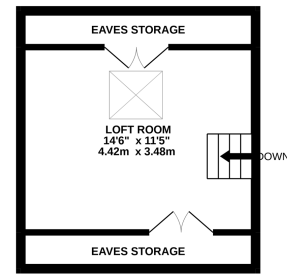
GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This remarkable extended semi-detached is a true hidden gem within the local area. Located down a quiet cul-de-sac in a private secluded spot this stylish semi-detached offers plenty of space, many practical features, and overall has been updated to a very high standard. Upon entering the property you get a real sense of the care and attention to detail which has clearly taken place to the influence of some of the key design decisions. Over the three floors the accommodation comprises of; lounge with a fitted log burner, open plan kitchen dining room which is ideal for big family occasions or dinner parties, then on the next floor you'll be greeted by three bedrooms and a modern family bathroom suite, the loft has also been converted, now it can't be classed as a bedroom due to its access but it presents plenty of space and is currently used as an office by the current owners. Externally you have three gardens, the



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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