



## Speakman Road, Dentons Green, ST. HELENS WA10 6TG

**£125,000** (subject to contract)

With a little bit of imagination this house could go a long way! This traditional, larger style, terraced property, situated on Speakman Road in Dentons Green, has a lot to offer its next lucky owner. Currently the property has the benefit of two reception rooms which lead through to a large kitchen and onto the bathroom, as well as three bedrooms to be found on the first floor. All of the rooms have the proportions one would expect from a period property. There is an added benefit with a garage to be found to the rear. The right amount of TLC will make this a fabulous home.

	2
	3
	1
	Rear Garage

### Ground Floor

#### Entrance Lobby

Hardwood front door with a glazed door leading into the hallway.

#### Hallway

Radiator, stairs leading onto the first floor.

#### Lounge 3.473m x 3.244m

Double glazed window to the front of the property, fireplace, radiator, sliding doors to the dining room.

#### Dining Room 4.414m x 4.305m

Double glazed window to the rear, radiator.

#### Kitchen 4.285m x 2.389m

Fitted with a range of base, wall and draw units with coordinated work surfaces. Integrated four ring gas hob with a high level double oven. Plumbing for automatic washing machine and space for further appliances, stainless steel single drainer sink unit with a hot and cold water mixer tap, tile splashbacks. Radiator, hardwood door to the rear of the property.

#### Barthroom

Fitted with a three piece suite including a step in shower with plumbed appliance, wash basin mounted in a vanity unit, low level WC. Chrome towel radiator, extractor fan, tile flooring and tiled walls.

### First Floor

#### Landing

Ceiling window and access to all first floor rooms.

#### Bedroom One 4.346m x 3.445m

Two double glazed windows to the front of the property, radiator.

#### Bedroom Two 2.554m x 3.837m

Double glazed window to the rear, radiator.

#### Bedroom Three 4.283m x 2.373m

Double glazed window to the rear, radiator.

### Exterior

#### Garage 5.491m x 2.850m

Situated to the rear with an up and over door as well as an access door.

#### Rear

An enclosed rear yard with a rear access gate.

#### Front

A low brick wall borders the pavement with a gate giving pedestrian access to the front of the property.

### Notes

#### Council Tax Band B

Video available

