







Tern Way, Eccleston Park, St. Helens WA10 3QP

£400,000 (subject to contract)

They say money can't buy happiness but a property like this will have you convinced otherwise! Modernised over the past few years but originally built in 1856 the property sits at the top of a sweeping front garden and has four bedrooms and four reception rooms, and then under a cathedral ceiling sits a stunning kitchen. Further gardens are found to the side and rear. The bedrooms are complemented by a stunning family bathroom and of course the master has an en-suite. All the refurbishment has been completed to a very high standard and does create a lovely feel when you walk through the door for the first time. The location is handy for onward travel by road, rail or bus.

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	Long Drive

Ground Floor

Entrance Hall

A stylish composite double glazed wood effect door with side panel features and a Karndeian wood flooring. There is a radiator, space for a cloaks area, wall lighting and a part glazed door with stained glass features leading into the main hall.

Main Hall

Stairs lead to the first floor with a dark wood balustrade and radiator. This is a central hallway with a variety of features including a cloaks area, under stairs storage cupboard and the hall stretches through to the rear of the property where a stained glass part glazed door leads to the rear porch. The central hallway has Karndeian wood flooring.

Rear Porch

A composite wood panel glazed door leads to the rear of the property with Karndeian wood flooring.

Rear Lounge

12' 9" x 12' 4" (3.88m x 3.75m)

There is a PVCu double glazed window overlooking the rear garden, Karndeian wood flooring, cast iron open fireplace in a wooden surround, radiator and picture rails.

Sitting Room

18' 3" x 12' (5.55m x 3.66m)

PVCu double glazed half bay window to the front of the property with a single panel radiator below. The room has wall lights, a single panel radiator to the rear of the room, a cast iron fireplace with a living flame gas fire within and a wooden surround.

Study

15' 3" x 10' (4.65m x 3.05m)

PVCu double glazed half bay window to the front of the property, radiator, ceiling down-lighters and UPVC double glazed double doors opening to the side garden.

Dining Room

12' 8" x 12' (3.87m x 3.65m)

PVCu double glazed window to the rear of the property with Karndeian wood flooring, radiator and wall lights.

Downstairs WC

Fitted with a low level WC and a wall mounted washbasin with a hot and cold water mixer tap. There are half wood panelled walls and Karndeian wood flooring.

Kitchen

17' 3" x 10' 5" (5.25m x 3.17m)

The kitchen is a country style arrangement with a range of base, drawer and wall units with light cream doors and coordinated block wood work surfaces. Being part of the extension the room has a Cathedral ceiling with three Velux window providing ample light and down-lighters. A recessed stainless steel one and a half bowl sink with a hot and cold water mixer tap and stone tile splashbacks. The room has tile flooring and a radiator. The central feature of the room is the housing of the Classic 100 seven burner range with two ovens and an extractor hood above. Built-in appliances include a dishwasher, automatic washing machine and a fridge freezer. There is stone tile flooring, underfloor heating, a composite double glazed door with wood finish leading to the side of the property.

First Floor

Landing

There is a half landing point with a PVCu double glazed window to the front. The central landing has a radiator and access to all the first floor bedrooms.

Bedroom One

12' 10" x 10' (3.92m x 3.04m)

PVCu double glazed window to the rear with a radiator. There are built-in wardrobes with full length sliding doors including one full length mirror.

En-suite shower Room

There is a low level WC and a washbasin mounted in a vanity unit. The room has a step-in double shower cubicle with an electric shower, ceiling down-lighters, extractor fan, laminate wood effect flooring and a lit mirror.

Bedroom Two

12' 4" x 12' 2" (3.77m x 3.71m)

PVCu double glazed window to the front with a radiator.

Bedroom Three

12' 8" x 7' 2" (3.87m x 2.19m)

PVCu double glazed window to the rear, radiator and fitted wardrobes to one full length wall.

Bedroom Four

8' 8" x 6' 1" (2.65m x 1.86m)

PVCu double glazed window to the rear with a radiator.

Family Bathroom

8' 11" x 9' 4" (2.72m x 2.84m)

Fitted with a modern suite including a stylish low level WC and pedestal washbasin with a hot and cold water mixer tap. There is a freestanding bath with Victorian style mixer tap and shower attachment. A separate step-in shower cubicle with a plumbed shower, ceiling down-lighters, extractor fan, laminate wood effect flooring, radiator and a PVCu double glazed opaque window to the front. There is a lit mirror.

Exterior

Side Garden

Laid mainly to lawn with a shrub border to half of the side with some mature trees situated away from the property. There is a paved patio area with a gate leading through to the front of the property and a gate leading through to the rear of the property.

Front Garden

A shrub hedgerow borders the pavement with a sweeping driveway with stone flagging and brick edging. The main feature is a lawn but to one side is a slate water feature with a pond below and a further seating area screened from the road. There is ample parking for many vehicles.

Rear Garden

A low brick wall borders the rear pavement with gated access and low maintenance features to the garden.

Notes

Council Tax Band C



Video available

