



## Celandine Way, New Bold, St. Helens, Merseyside WA9 4ZG





**£275,000** (subject to contract)

All done and dusted!

The current owner of this large four bedroom detached property on the popular New Bold development has, in the past couple of years, modernised this property all the way through. The new lucky owner will benefit from a new kitchen and new bathrooms. The internal presentation is modern in its feel and will make this a ready to go home. In addition to the standard rooms there is a spacious conservatory to the rear, leading into an enclosed garden. The large front has an ample drive leading to the garage. The location is of course a benefit, with the main-line station being within walking distance and the North-West motorway network being a short drive away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	81



	3
	4
	2
	Garage

## Ground Floor

### ENTRANCE HALLWAY

PVCu double glazed entrance door with side panels, radiator, staircase to first floor

### CLOAKS WC

Low level WC, wash hand basin, splash back tiling, radiator

### LIVING ROOM 13' 4" x 11' 2" (4.06m x 3.4m)

PVCu double glazed bay window, gas fire set in feature fire surround, telephone point, television point, radiator.

### DINING ROOM 13' 2" x 8' 2" (4.01m x 2.49m)

PVCu double glazed window, radiator, ceramic floor tiles

### KITCHEN 12' 1" x 9' 1" (3.68m x 2.77m)

Fitted with a modern range of base, wall and draw units with a coordinated wood effect work surface. Enamel "Belfast" sink unit with hot and cold water mixer tap. Brick tile splash backs. Integrated dishwasher, fridge-freezer and space for a large range cooker with co-ordinated extractor hood. PVCu double glazed window to the rear. Laminate flooring.

### UTILITY ROOM 5' 8" x 5' 5" (1.73m x 1.65m)

Base unit with work surface and space for other appliances including plumbing for an automatic washing machine. Door to the conservatory. Brick tile splash backs. Laminate flooring.

### CONSERVATORY (3.92m x 3.58m)

PVCu construction on a low brick wall with double doors to the rear, laminate flooring.

## LANDING AREA

### BEDROOM One 10' 3" x 9' 0" (3.12m x 2.74m)

PVCu double glazed window, radiator

### EN-SUITE SHOWER ROOM

Modernised with a step in shower cubicle, wash basin mounted in a vanity unit, low level WC, Panelled walls, chrome towel radiator, PVCu double glazed window.

### BEDROOM Two 15' 5" x 11' 5" (4.7m x 3.48m)

PVCu double glazed window, radiator

### BEDROOM Three 9' 6" x 7' 2" (2.9m x 2.18m)

PVCu double glazed window, radiator

### BEDROOM Four 6' 6" x 9' 1" (1.98m x 2.77m)

PVCu double glazed window, radiator

### BATHROOM

Fitted with a modern four piece suite; panelled bath, step in shower cubicle, wash basin mounted in a vanity unit, low level WC, panelled walls, PVCu double glazed window

**FRONT GARDEN AREA** Lawned area, open aspect to the front, enclosed fencing

### GARAGE

**REAR GARDEN AREA** Lawned area, patio area, fence boundaries, security lighting, water tap

### Notes

Council Tax Band D

## First Floor

