



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

## Coslett Drive, Cunningham Grange, St. Helens WA10 4FT

**£165,000** (subject to contract)

Come rain or shine, a welcoming home with space for the family within easy access of both the local amenities and transport networks. Built around 2015 the property is spread across three floors and offers not only three bedrooms but also two bathrooms. The ground floor has a really nice lounge to the rear which opens out to the garden. As you would expect the bathrooms and the kitchen are at the modern end of the scale. A South facing rear garden just adds to the attraction. A ready to go family home!

	1
	3
	2
	Off Road

### Ground Floor

Canopy Porch

Composite double glazed front door.

Entrance Hall

Stairs leading to the first floor. Tile flooring.

Cloakroom WC

Fitted with a two piece suite including a low level WC and a pedestal wash basin with tile splash backs.

Kitchen

10' 11" x 5' (3.33m x 1.52m)

Fitted with a modern range of base, wall and draw units with a red gloss finish and with co-ordinated grey work surfaces. Stainless steel single drainer sink unit with a hot and cold water mixer tap. Integrated four ring gas hob with an extractor unit. Integrated electric oven. other integrated appliances include an automatic washing machine and a fridge freezer. PVCu double glazed window to the front.

Rear Lounge

15' 9" x 12' (4.80m x 3.66m)

Laminate flooring with PVCu double glazed patio doors to rear garden and a PVCu double glazed window look out to the rear. Grey laminate flooring. Radiator.

### First Floor

Landing

Access to the first floor rooms and stairs leading to the second floor.

Bedroom Two

9' 3" x 12' (2.82m x 3.66m)

PVCu double glazed windows to the front. Fitted out as a study with tailored cupboards and desk. laminated flooring. Radiator.

Bedroom Three

8' 4" x 11' (2.54m x 3.35m)

PVCu double glazed window to the rear. Laminated flooring. Full range of fitted wardrobes and cupboards including a dressing table. Radiator.

Family Bathroom

Fitted with a modern white suite comprising a low level WC

and a pedestal wash basin. Panel bath. Part tiled walls in two contrasting colours. Tile flooring. PVCu double glazed opaque window. Radiator.

### Second Floor

Landing

Access to the master bedroom suite.

Master Bedroom

12' 9" x 12' (3.89m x 3.66m)

Twin double glazed velux windows. Laminated flooring. Radiator.

En-Suite Shower Room

Fitted with a low level WC and a pedestal wash basin. Step in shower cubicle. Part tiled walls. Tile flooring. PVCu double glazed window. Radiator.

### Outside

Garden

South facing enclosed rear garden.

Parking

Driveway to accommodate two vehicles

### Notes

Council Tax Band C



Video available

