







Clover Hey, Haresfinch, ST. HELENS WA11 9NN

£160,000 (subject to contract)

Very Nicely Done Indeed! Situated within very easy reach of the East Lancs Road is this lovely modern semi-detached home which has been extended to the rear and side to create a little extra living space along with a great breakfast kitchen. In addition, there are three bedrooms to the first floor to go with a modern bathroom and the exterior provides for pleasant gardens and the drive provides off road parking. All in all, a nice home meets a handy location!

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	Off Road

Ground Floor

Entrance Porch - Entrance door and PVCu double glazed side panels

Entrance Hall - PVCu double glazed entrance door, staircase to first floor, telephone point, radiator

'L' Shaped Lounge 4.112m x 3.985m

PVCu double glazed bow window, under stairs storage cupboard, laminate flooring, radiator and arch leading through to the dining area

Dining Area / Sitting Area 4.595m x 2.393m

Double glazed "French" patio doors leading to the rear gardens, continuation of the laminate flooring, radiator.

Breakfast Kitchen 4.121m x 2.408m

Fitted with a range of modern base, wall and draw units with co-ordinated work surfaces, stainless steel single drainer sink unit with a hot and cold water mixer tap, plumbing for an automatic washing machine and space for several other appliances, space for free standing fridge freezer, PVCu double glazed windows to the front and rear along with PVCu double glazed "French" doors to the rear garden, radiator.

First Floor

Landing Area - PVCu double glazed window, access to roof space, airing cupboard.

Bedroom One 3.304m x 3.095m

PVCu double glazed window, radiator.

Bedroom Two 3.269m x 2.736m

PVCu double glazed window, radiator.

Bedroom Three 2.201m x 2.090m

PVCu double glazed window, storage cupboard over bulkhead, radiator.

Family Bathroom

Fitted with a modern white three piece suite Including a wash basin and low level WC both mounted in a white vanity unit, panel bath with a plumbed shower and screen, part tiled walls, extractor fan, PVCu double glazed opaque window to the rear..

Exterior

Front Garden Area

Paved driveway providing hard standing, lawned area, open plan to the front, shrub borders.

Rear Garden Area

The enclosed rear garden has a paved patio area immediately to the rear of the property with two distinct seating areas, a raised lawned area along with a rockery to the top of the garden with shrub borders and space for a shed.

Parking

Off road parking space to the front

Heating System

Gas fired boiler to radiators and domestic hot water

Notes

Council Tax Band C



Video available

