

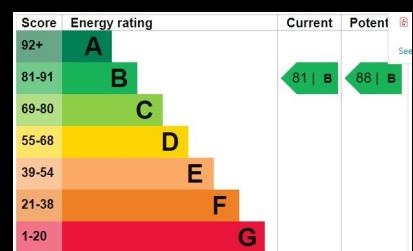


Tunstall Way, Clockface, St. Helens WA9 4QJ

£325,000 (subject to contract)

Bespoke Living of the Highest Order!

This delightfully designed three bedroom detached house has been built by the current owners to exacting standards. The quality of both the build and materials are right at the top end of the scale. Set on a good size plot the property sits centrally providing a plentiful drive with parking and yet a pleasant enclosed rear garden. Internally the property has two reception rooms, one being the lounge and the other fully fitted out as an office. Passing the cloakroom you arrive at a full width dining kitchen, fitted to the highest standard with a range of units and appliances. Bi-fold doors open almost the whole room out to the rear garden. The bedrooms to the first floor are all doubles and the master has a stunning ensuite with a dressing room. The family bathroom will not disappoint. The property is located within easy reach of both road and rail links to major towns and cities.



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	2
	Off Road

Ground Floor

Entrance Hall

Composite double glazed front door with a central opaque glazed unit, within the hallway there is a solid wood floor with stairs leading to the first floor with a glazed balustrade, understairs storage.

Cloakroom WC

Fitted with a low-level WC with cistern hidden in the wall, washbasin mounted in a vanity unit with a quartz worktop and chrome fittings, radiator.

Lounge

With three windows, two units to the side with a unit to the front, a built-in electric LED fireplace, mounting for a television above. Solid wood flooring, two radiators.

Office / Sitting Room

Currently fitted out as an office with a range of built-in units to incorporate storage shelving and a large desk area. PVCu double glaze window looking out to the front, solid wood flooring.

Dining Kitchen

With a large bifold doorway opening to the rear of the property. The kitchen area is fitted with a fabulous range of units incorporating both base and wall, with a stainless-steel basin mounted in quartz worksurface as a central feature, either side of this are appliances currently 2 x ovens one that can also operate as a microwave, steam oven, coffee machine and warming drawer. There is an island unit with a waterfall quartz worksurface that incorporates a large amount of storage, above this is a central unit with an extractor mounted above the islands' induction hob. A small waterfall falls onto the built-in dining table with seating for eight people and a further waterfall end. At the far end of the room is another set of units with room for a free-standing television and a wine cooler. Tile flooring, radiator, ceiling down lighters with some colour-affect lighting and a built-in sound system.

Utility Room

With fitted units and space for appliances to include an automatic washing machine and a door to the side of the property.

First Floor

Landing

A large central landing is at the top of the stairs with a radiator and loft access via a ladder.

Master Bedroom

Fitted with a range of wardrobes including a dressing table and bedside units. PVCu double glaze window to front, radiator.

Dressing Room

With a range of full-length wardrobes either side.

En-suite

Fitted with a modern and stylish suite including a wash-basin mounted in a vanity unit with quartz worksurface and chrome fittings, low-level WC with a hidden cistern, double shower cubicle. PVCu double glazed opaque window, towel radiator, tiling with a slight slate feature, large mirror, tile flooring.

Bedroom

PVCu double glazed window, radiator.

Bedroom

PVCu double glaze window, radiator.

Family Bathroom

Fitted with a modern style suite including a wash-basin mounted in a vanity unit with quartz worksurfaces, low-level WC with hidden cistern, chrome towel radiator, built-in bath with an overhead shower unit and a bathroom television, fully tiled walls, tile flooring, PVCu double glazed window.

Exterior

The front of the property has a brick wall bordering the pavement with open access to the drive which provides plenty of off-road parking. To the rear is an enclosed garden area which has planter borders and a decked area

Council Tax Band E

Video available

