



JB&B LEACH

SALES - LETTINGS - AUCTIONS - SURVEYS



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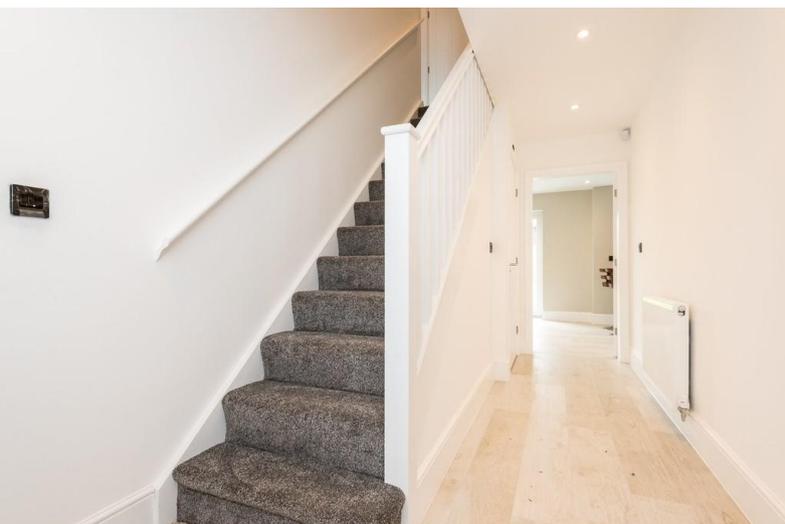


Bleak Hill Road

Windle, St. Helens, WA10 6DP

Offers In Region Of £375,000

EPC Rating





Property Description

RECEPTION HALLWAY

Stairs to the first floor, access to ground floor cloakroom and radiator.

LOUNGE

19' 9" x 10' 4" (6.02m x 3.15m) Double Glazed window to front elevation, television point and radiator.

GROUND FLOOR CLOAKROOM

Low level water closet and pedestal hand wash basin extractor fan and radiator.

FAMILY DINING KITCHEN

21' 3" x 10' 4" (6.48m x 3.15m) Double glazed window overlooking the rear garden with patio doors, contemporary range of base and wall units with soft close doors, built in oven and hob, integrated "Zanussi" appliances including



dishwasher fridge and freezer, central island housing stylish stainless steel sink with mixer taps and radiator.

UTILITY ROOM

With personal door to the garden, stainless steel sink unit set in base unit, wall mounted and housed combination boiler work surfaces, plumbing for automatic washing machine and radiator.

LANDING

Spindle balustrade, access to the roof space, superb storage cupboard.

MASTER BEDROOM

13' 5" x 13' 7" (4.09m x 4.14m) Double Glazed window and radiator, media points.

ENSUITE

Double Glazed window, low level water closet, step in shower cubicle, part tiled walls, wash hand basin, heated towel rail and shaving point.

BEDROOM TWO

9' 8" x 13' 9" (2.95m x 4.19m) Double Glazed window and radiator.

BEDROOM THREE

13' 5" x 8' 10" (4.09m x 2.69m) Double Glazed window and radiator.

BEDROOM FOUR

8' 9" x 11' 8" (2.67m x 3.56m) Double Glazed window and radiator.

FAMILY BATHROOM

Double Glazed window, panelled bath with screen and fitted shower over, low level water closet, pedestal hand wash basin, heated towel rail, part tiled walls and extractor fan.

REAR GARDEN

Lawn area, patio and fence boundaries with access to front via gate.

FRONT GARDEN

Open plan, lawn area with double driveway leading to attached garage with up and over door.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements