



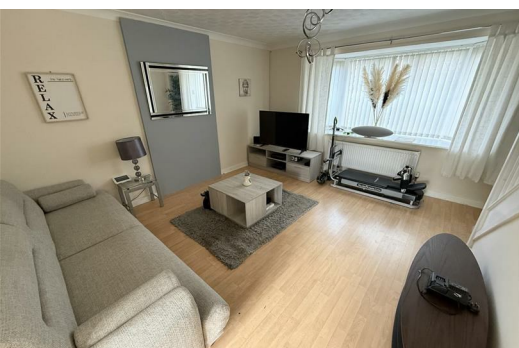
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Hampshire Gardens, St. Helens, WA10 3XQ

Offers In The Region Of £189,950

We are pleased to announce for sale this three bedroom detached property positioned on the popular 'Shires' estate and would make an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hall, good sized lounge, and kitchen/ diner to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally the property has a small front garden, good sized rear garden, and driveway for off street parking. Viewing is highly recommended to appreciate the size and position of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

UPVc door, radiator, and under stairs storage cupboard.

Lounge

14'8" x 14'0" (4.48 x 4.27)

UPVc double glazed window to front aspect, stairs to first floor, laminate flooring, and radiator.

Kitchen/ Dining Room

14'8" x 8'0" (4.48 x 2.44)

UPVc double glazed window to rear aspect, UPVc double doors leading into rear garden, range of wall and base units, integral gas hob and electric oven with over head extractor fan, 1 1/2 sink unit with mixer tap, plumbed for washing machine, radiator, and part tiled walls.

First Floor Landing

UPVc double glazed window to side aspect, and loft access.

Bedroom One

12'1" x 7'10" (3.69 x 2.39)

UPVc double glazed window to front aspect, radiator, and laminate flooring.

Bedroom Two

10'1" x 7'10" (3.08 x 2.40)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

6'7" x 6'7" (2.03 x 2.02)

UPVc double glazed window to rear aspect, fitted wardrobes, radiator, and laminate flooring.

Bathroom

8'0" x 6'6" (2.46 x 1.99)

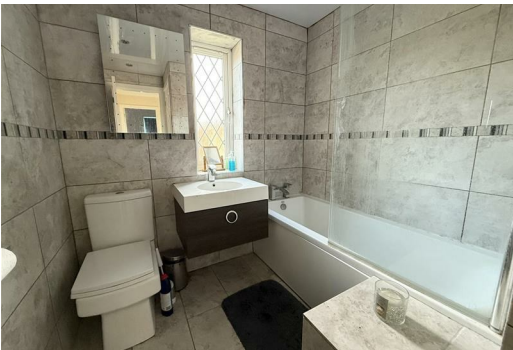
UPVc double glazed window to front aspect, panelled bath with shower over, low level wc, vanity sink unit, heated towel rail, and tiled walls.

External

Small garden to the front which is mainly grassed. To the rear is a good sized enclosed garden which is mainly a raised decking area. There is also a garden shed, fence boundaries and gate access. There is also a driveway for off street parking.

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract. No pets allowed in the building.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		