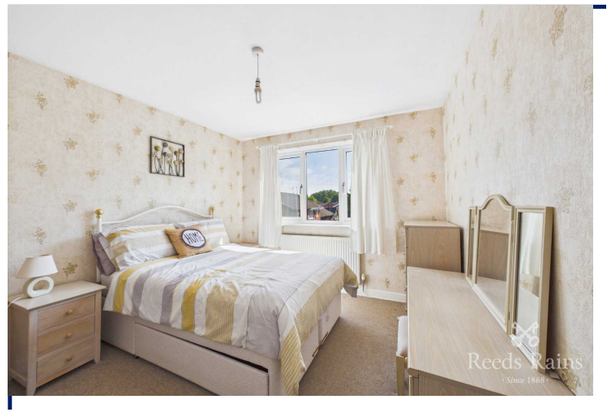
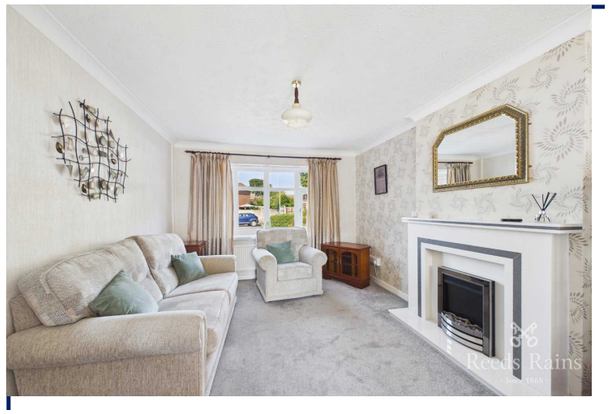
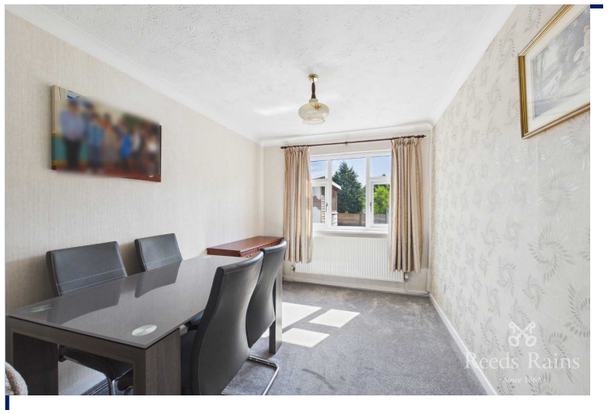


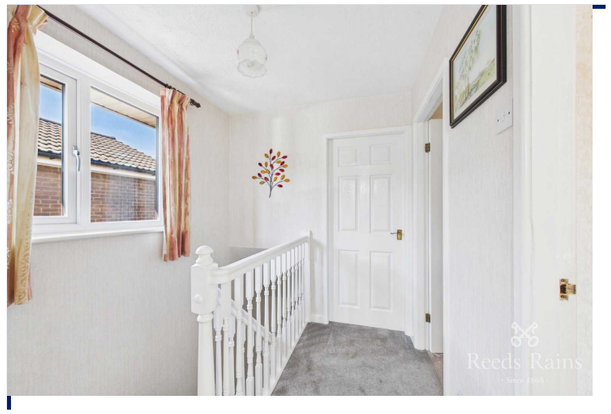














Skelton Close, St. Helens,
Merseyside, WA11

Asking Price: £270,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Skelton Close, St. Helens, Merseyside, WA11

Asking Price: £270,000 Freehold

Council Tax Band: C
EPC Rating: D

Occupying an enviable corner position of the head of a quiet cul-de-sac, this pristine detached dwelling is offered for sale with the added luxury of no upward chain and is sure to impress all who view, which we would highly recommend.
Not being directly overlooked to the front or rear, this residence is situated in a sought after location, handy for all amenities including shops, schools and transport links, bringing the North West and beyond within easy reach. Having a gas central...

Entrance Vestibule
5'10" x 3'2" (1.78m x 0.97m)
Double glazed obscure front door and double glazed side panels, double glazed obscure UPVC door and double glazed obscure side panel to:-

Entrance Hall
14'5" x 5'9" (4.4m x 1.75m)
Radiator, stairs to first floor, understairs storage cupboard housing meters,multi paned door to:-

Lounge
10'7" x 14'4" (3.23m x 4.37m)
Double glazed bow window to front, radiator, coved ceiling, electric fire with feature surround, square opening to:-

Dining Room
10'3" x 8'4" (3.12m x 2.54m)
Double glazed window to rear, radiator.

Kitchen
10'5" x 8' (3.18m x 2.44m)
Double glazed obscure door and double glazed window to rear, double glazed window to side, herringbone style LVT flooring, refitted with single drainer sink unit with complimentary wall and base units, plumbing for washing machine, concealed wall mounted gas central heating boiler, spot lights, inset electric double oven, inset induction hob with extractor hood over.

First Floor
Landing with double glazed window to side, loft access point, storage cupboard.

Bedroom One
12'9" x 9'1" (3.89m x 2.77m)
Double glazed window to front, radiator.

Bedroom Two
9'11" x 12'1" (3.02m x 3.68m)
Double glazed window to rear, radiator.

Bedroom Three
9'1" x 7'5" (2.77m x 2.26m)
Double glazed window to front, radiator.

Shower Room
7'5" x 6'5" (2.26m x 1.96m)
Double glazed obscure window to rear, fully tiled walls and refitted with shower cubicle, vanity wash hand basin with storage beneath, WC, heated towel rail, spot lights.

Outside
To the rear is a lawned, fenced and walled enclosed garden with timber store, flagged patio area, water tap and to the side is a pathway providing access to the front/rear. To the front is an open plan lawned garden.

Garage
19'7" x 7'11" (5.97m x 2.41m)
Attached brick with electric roll over door and personal door. This is approached by a flagged driveway.

Tenure
Freehold.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. If your offer is successful, the charge for completing this check is a non-refundable £40 plus VAT, totalling £48 per buyer.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk