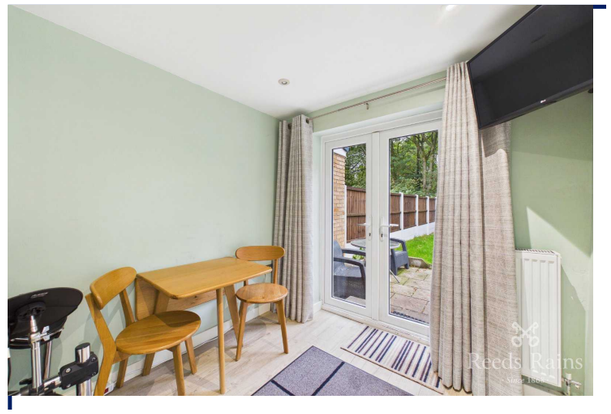
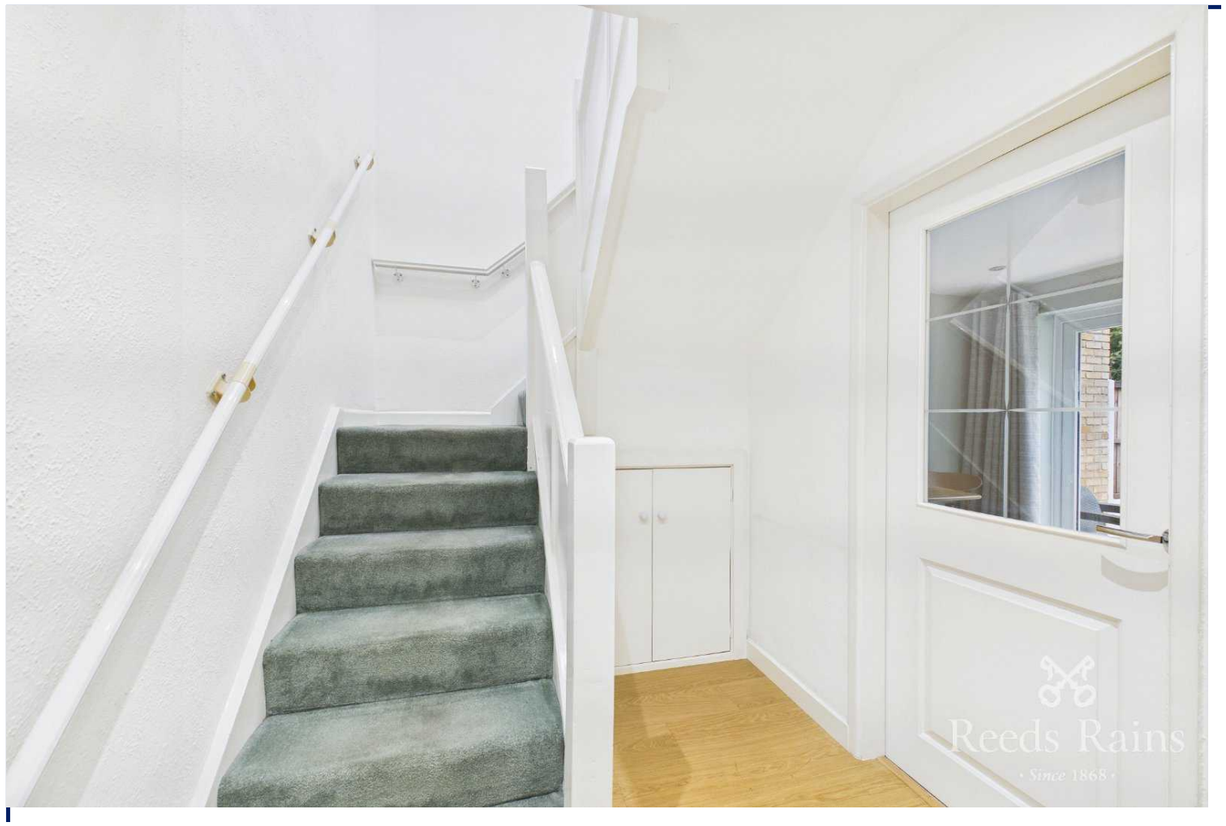
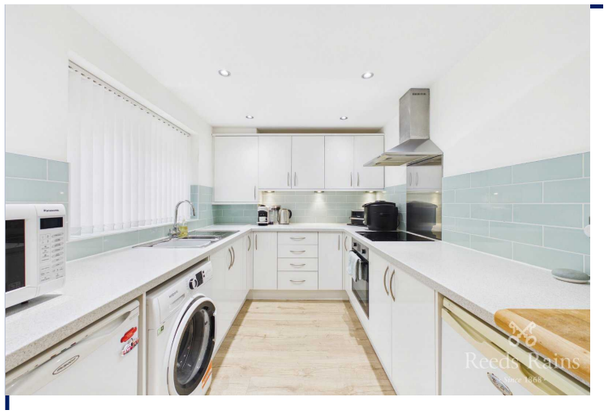




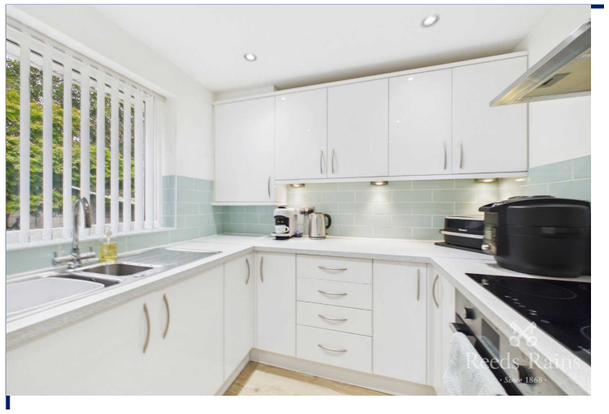












Goodleigh Place, Sutton Leach, St. Helens, Merseyside, WA9

Asking Price: £220,000
Leasehold

Reeds Rains

reedsrains.co.uk

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Asking Price: £220,000 Leasehold

Council Tax Band: B
EPC Rating: C

Not directly overlooked to the front and not overlooked to the rear, this semi detached dormer bungalow occupies an extensive plot in a head of cul-de-sac position and has been well maintained throughout.
Situated in a sought after location of Sutton Leach, nearby to all amenities including shops, schooling for all ages and transport links, bringing the North West and beyond within easy reach, this dwelling is arranged over two floors briefly as follows:- Hallway, bedroom, lounge, inner...

Entrance Hall
7'4" x 3'9" (2.24m x 1.14m)
Double glazed obscure front door and double glazed obscure side panels, spot lights, radiator, laminate flooring, meters cupboard.

Bedroom Three
11'7" x 7'2" (3.53m x 2.18m)
Double glazed obscure window to side, radiator, laminate flooring, spot lights.

Lounge
15' x 11'1" (4.57m x 3.38m)
Double glazed window to front, laminate flooring, radiator, spot lights, electric fire, glazed panel door to:-

Inner Hallway
6'9" x 8'1" (2.06m x 2.46m)
Turning staircase to first floor, radiator, laminate flooring, understairs storage cupboard, spot lights.

Shower Room
6'10" x 6'1" (2.08m x 1.85m)
Double glazed obscure window to side, tiled floor, fully tiled walls and refitted with step in shower cubicle with rainfall shower and shower attachment, heated towel rail, WC, vanity wash hand basin with storage beneath, spot lights.

Dining Area
8'5" x 7'11" (2.57m x 2.41m)
Double glazed French doors to rear, laminate flooring, radiator, spot lights, square opening to:-

Kitchen
10'3" x 7'10" (3.12m x 2.4m)
Double glazed window to rear, laminate flooring, spot lights, part tiled walls and refitted with one and half bowl sink unit with complementary range of high gloss wall and base units, plumbing for washing machine, concealed wall mounted gas central heating boiler, inset electric hob/oven with extractor hood over.

First Floor
Landing with double glazed Velux window to rear, spot lights.

Bedroom One
15' x 11'1" (4.57m x 3.38m)
Double glazed window to front, radiator.

Bedroom Two
7'1" x 11'10" (2.16m x 3.6m)
Double glazed widow to side, radiator, loft access point, two eaves storage areas.

Outside
To the rear is am extensive lawned, fenced and walled garden with flagged patio area, water ta, external power, outside light. To the front is a lawned garden with boundary wall and outside light.
There is a detached sectional concrete GARAGE with up and over door and personal door - this is approached by a driveway providing of road parking facilities for several vehicles.

Tenure
Leasehold. Term 999 years from 11 Dec 1967.
Ground Rent £12 pa

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.

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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.



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