

Forest Road, Sutton Manor, St. Helens

Asking Price: £200,000

Entwistle Green







Three-Bedroom Semi-Detached Home – Sutton Manor, WA9

Offered To Market With No Onward Chain

Situated in the sought-afte area of Sutton Manor, WA9, this three-bedroom semi-detached property presents a fantastic opportunity for buyers looking to put their own stamp on a home, with a great location, generous living space and an attractive price point.

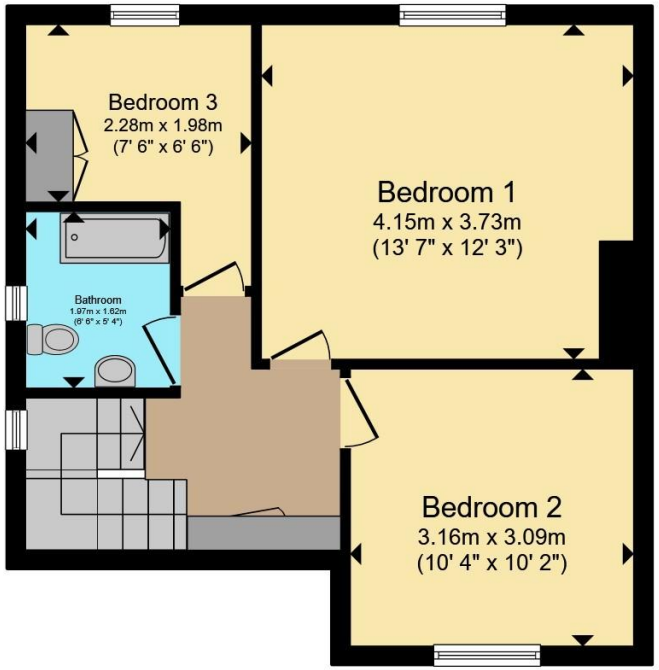
The property welcomes you via an entrance porch and benefits from a large driveway providing ample off-road parking, alongside a small front garden.

Internally, the ground floor comprises a kitchen/diner and two reception rooms, which are partially open-plan, offering flexible living arrangements. These spaces can be used as separate lounge areas or potentially opened up further to create a larger, more open-plan living space, subject to any necessary consents.

To the first floor, there are three bedrooms, including a particularly spacious master bedroom, a second double bedroom and a smaller third bedroom, which also



Ground Floor



First Floor

Total floor area 88.3 m² (950 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01744 21962
E: sthelens@entwistlegreen.co.uk
11 Hardshaw St, St. Helens, Merseyside, WA10 1QX

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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