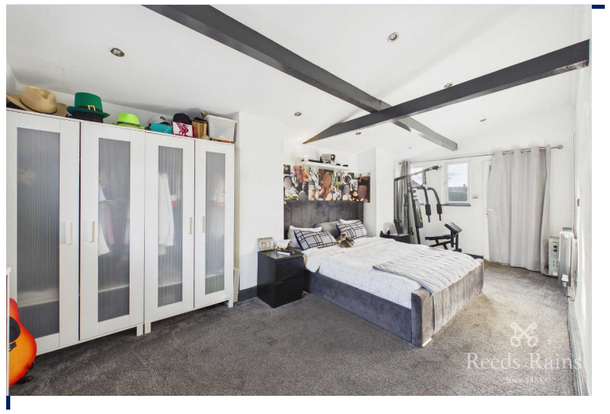
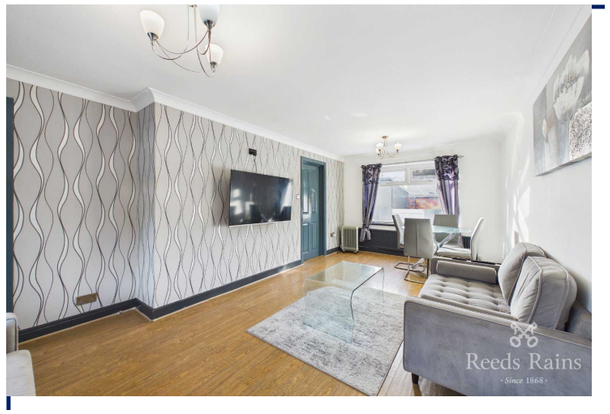


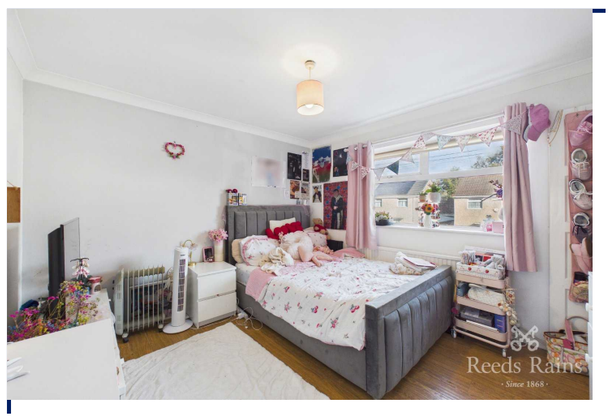


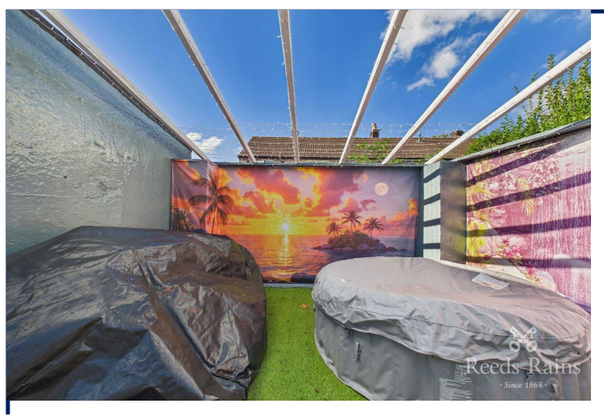












Downway Lane, St. Helens,
Merseyside, WA9

Offers Over: £185,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Downway Lane, St. Helens, Merseyside, WA9

Offers Over: £185,000 Freehold

Council Tax Band: A
EPC Rating: C

Downway Lane is conveniently positioned in the Ashtons Green area of St Helens. Within walking distance to the property are local transport routes, amenities such as shops, schools and green spaces such as The Duckeries which is ideal for dog walkers. This four bedroom semi-detached property boasts spacious accommodation throughout and a loft room that could be utilised as an office/study or play room. Being extended to the ground floor there a large main bedroom, kitchen and spacious...

Entrance Hall
10'4" x 3'8" (3.15m x 1.12m)
Double glazed UPVC front doors, coved ceiling, tiled floor, stairs to first floor, open plan to kitchen.

Bedroom/Sitting Room
9'10" x 21'9" (3m x 6.63m)
Double glazed windows to front and rear, spot lights, radiator, double glazed obscure UPVC door to rear, beamed ceiling.

Kitchen
17'4" x 11'5" (5.28m x 3.48m)
Double glazed window and double glazed obscure UPVC door to rear and refitted with single drainer sink unit with complimentary high gloss wall and base units, plumbing for washing machine, inset electric hob/oven with extractor hood over, understairs storage cupboard, meters cupboard, storage cupboard housing wall mounted gas central heating boiler, panelled door to:-

Lounge/Dining Area
19'11" x 11'5" (6.07m x 3.48m)
Double glazed windows to front and rear, two radiators, laminate flooring, coved ceiling.

First Floor
Landing with loft access point, stairs leading to attic room.

Bedroom Two
10'5" x 11'7" (3.18m x 3.53m)
Double glazed window to front, radiator, coved ceiling, laminate flooring, wardrobe cupboard.

Bedroom Three
6'1" x 13'8" (1.85m x 4.17m)
Double glazed window to rear, radiator, coved ceiling.

Bedroom Four
12' x 6'6" (3.66m x 1.98m)
Double glazed window to side, coved ceiling, laminate flooring.

Shower Room
5'8" x 7'6" (1.73m x 2.29m)
Double glazed obscure window to rear, fully tiled walls and refitted with walk in shower, vanity wash hand basin with storage beneath, heated towel rail, spot lights. The bathroom benefits from a premium 'Geberit system', installed by the current owner at a cost of over £4,000 which can be controlled through remote control.

Loft Room
21'6" x 8'2" (6.55m x 2.5m)
Double glazed window to side, double glazed Velux window to front, two eaves storage, radiator.

External
To the rear is a low maintenance walled garden with artificial lawn, pergola, water tap and patio area. There is an impressive summer house/bar 3.43m x 5.59m with double glazed French doors, LVT flooring, bar, spot lights, power and light connected.
To the front is a tarmacadam driveway/frontage providing off road parking facilities for several vehicles.

Tenure
Freehold.

Agents Note

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.

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



For full EPC please contact the branch.

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



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