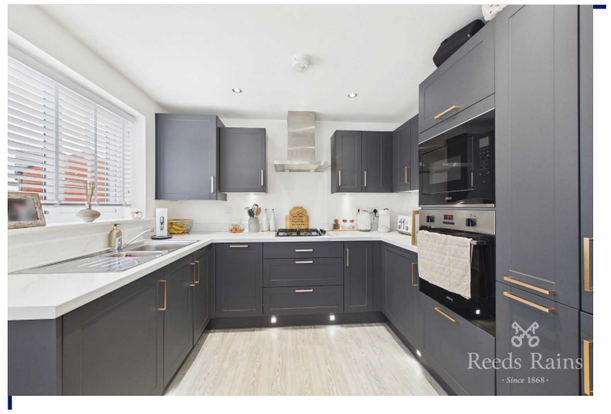
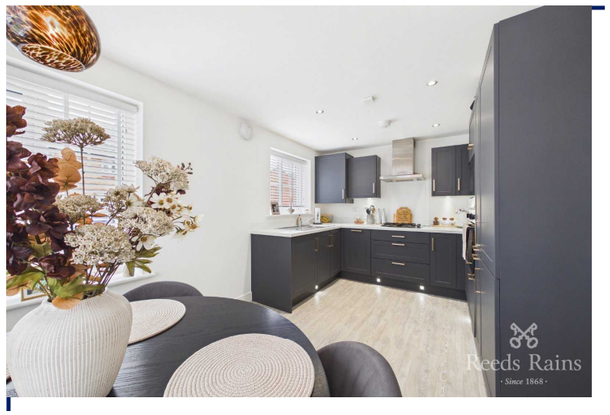
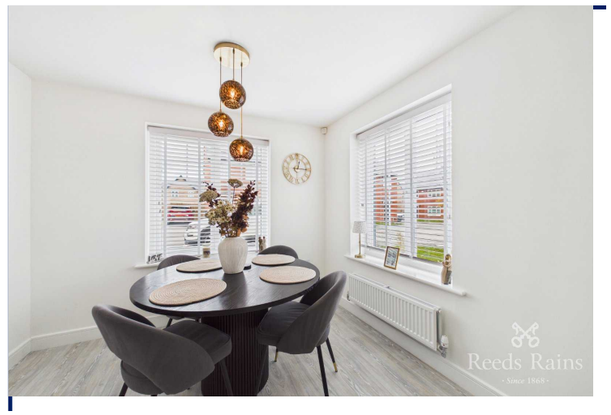


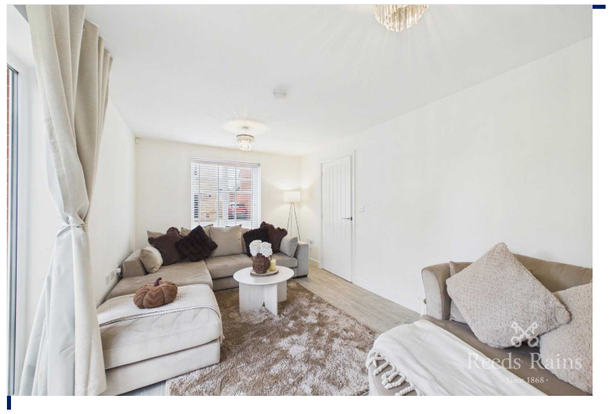


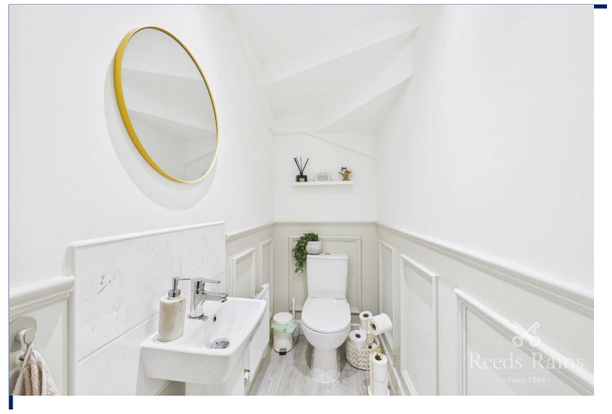












Dowty Close, St. Helens,
Merseyside, WA9

Asking Price: £260,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Dowty Close, St. Helens, Merseyside, WA9

Asking Price: £260,000 Freehold

Council Tax Band:
EPC Rating: B

Being covered by an NHBC guarantee, this cleverly designed double fronted semi detached house is immaculate throughout and provides light and airy accommodation which must be viewed in order to be fully appreciated.
Constructed by Taylor Wimpey with high quality fixtures and fittings throughout, the accommodation is both practical and adaptable and is arranged over two floors briefly as follows:-Welcoming hallway with stairs leading to the first floor, cloakroom, cosy lounge, kitchen/dining...

Entrance Hall
7' x 9'1" (2.13m x 2.77m)
Double glazed obscure front door, radiator with cover, stairs to first floor, LVT flooring, storage cupboard.

Cloakroom
6'2" x 3'3" (1.88m x 1m)
WC, pedestal wash hand basin, spot lights, feature panelling to walls, LVT flooring.

Lounge
9'11" x 16'8" (3.02m x 5.08m)
Double glazed window and double glazed French doors, LVT flooring, two radiators.

Kitchen/Dining Area
16'11" x 9'6" (5.16m x 2.9m)
Two double glazed windows to side and double glazed window to front, two radiators, LVT flooring, spot lights, fitted with one and a half bowl sink unit with wall and base units, integrated dishwasher, concealed wall mounted gas central heating boiler, plinth lighting, inset gas hob with extractor hood over, inset electric oven and microwave, integrated fridge/freezer.

First Floor
Landing with radiator and loft access point.

Bedroom One
10'2" x 12'6" (3.1m x 3.8m)
Double glazed windows to front and side, radiator, spot lights, double fitted wardrobe.

En Suite
3'10" x 10' (1.17m x 3.05m)
Part tiled walls and fitted with step in shower cubicle with rainfall shower and shower attachment, spot lights, pedestal wash hand basin, WC, heated towel rail.

Bedroom Two
9'7" x 9'5" (2.92m x 2.87m)
Double glazed windows to front and side, radiator.

Bedroom Three
9'7" x 7'1" (2.92m x 2.16m)
Double glazed window to side, radiator.

Bathroom
5'6" x 7' (1.68m x 2.13m)
Double glazed obscure window to side, part tiled walls and fitted with panel bath with rainfall shower and shower attachment and screen, spot lights, pedestal wash hand basin, WC, heated towel rail, LVT flooring.

Outside
To the rear is a lawned and fenced garden with patio area, water tap and security light. To the side is a stocked and lawned garden and there is a tarmacadam driveway for two vehicles.

Tenure
Freehold with service charge £53.20 pcm

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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