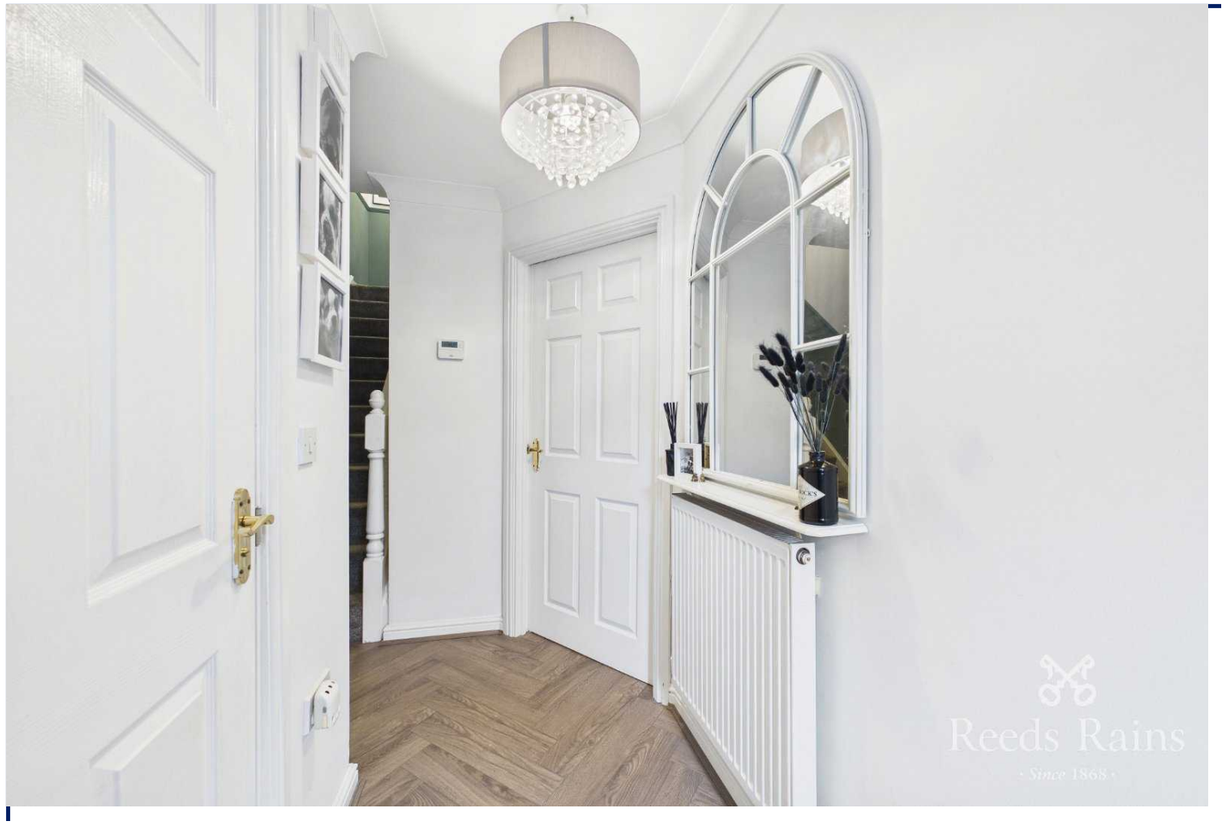




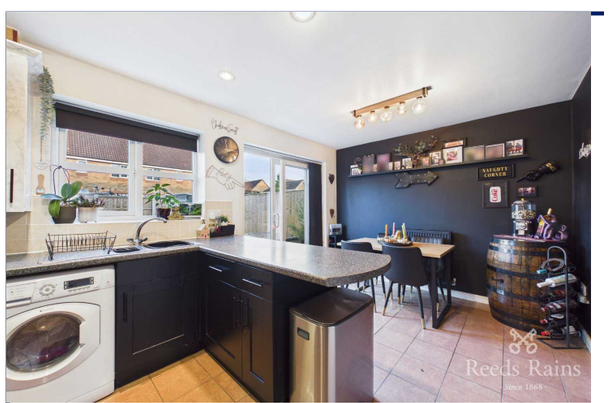












Japonica Gardens, St. Helens,
Merseyside, WA9

Offers Over: £200,000
Freehold

Reeds Rains

reedsrains.co.uk

Japonica Gardens, St. Helens, Merseyside, WA9

Offers Over: £200,000 Freehold

Council Tax Band: B
EPC Rating: TBC

Japonica Gardens is a quiet cul-de-sac located on the New Bold estate. With a private outlook to the front, this property offers a quiet an peaceful outlook. Amenities such as local shops, schools and countryside walks are all within easy reach.
Within a few minutes drive is St Helens Junction train station linking Manchester and Liverpool with ease, as well as local routes through to Newton-le-willows or St Helens.
The property boasts off road parking to the front, entrance hall...

Entrance Hall
Door to front, radiator, laminate flooring and stairs to first floor.

W.C
Double glazed window to front, lower level W.C, corner basin and radiator.

Living Room
15'4" x 13'2" (4.67m x 4.01m)
Double glazed window to front, feature wall panelling, radiator and laminate flooring.

Kitchen/Diner
15'4" x 9'9" (4.67m x 2.97m)
Double glazed window to rear, double glazed patio doors leading out to the rear garden, open plan kitchen/dining area with space for dining table and chairs.
The kitchen comprises of sink unit with mixer taps over, integrated hob, oven and extractor fan, space for washing machine and fridge/freezer.

Landing
Loft access and storage cupboard.

Bedroom One
10'3" x 9' (3.12m x 2.74m)
Double glazed window to rear, panelled feature wall with space for mounted television, radiator, carpet and fitted wardrobe space/cupboard.

Bedroom Two
10'1" x 9' (3.07m x 2.74m)
Double glazed window to front, radiator and carpet.

Bedroom Three
8'11" x 6'1" (2.72m x 1.85m)
Double glazed window to front, radiator and carpet.

Bathroom
6' x 5'2" (1.83m x 1.57m)
Double glazed frosted window to rear, panelled bath with mixer taps over and shower head, lower level W.C, pedestal wash hand basin, and wall mounted heated towel rail.

External
To the front is off road parking for two vehicles and to the rear is a laid to lawn garden with paved patio area and access to rear.

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.

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.



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.

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