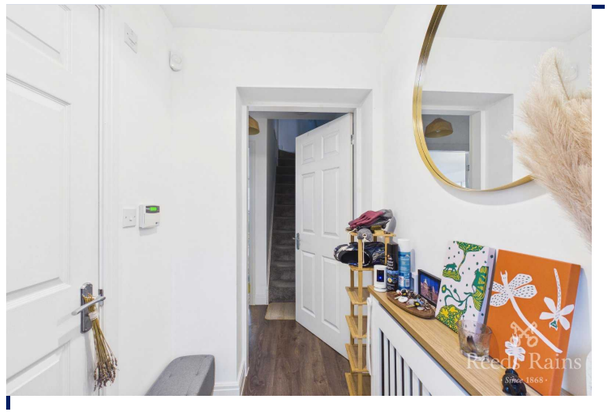
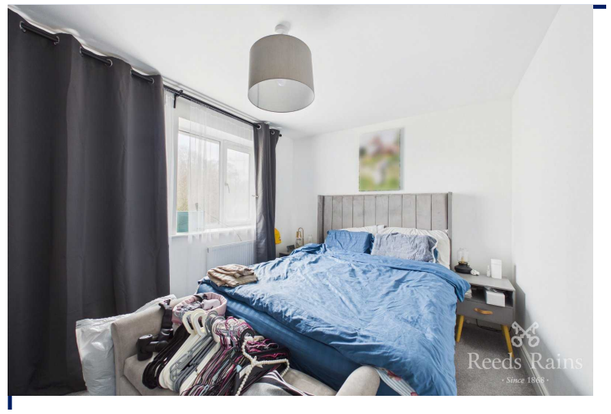
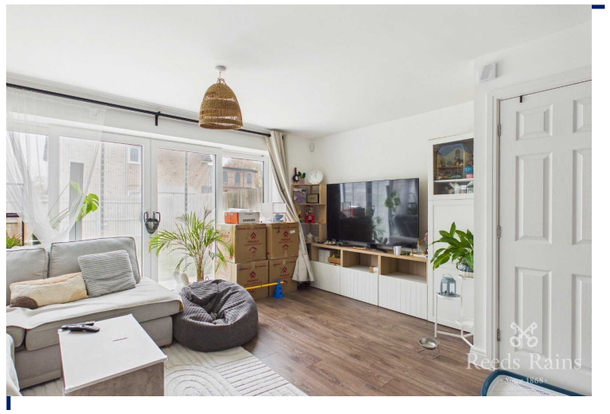
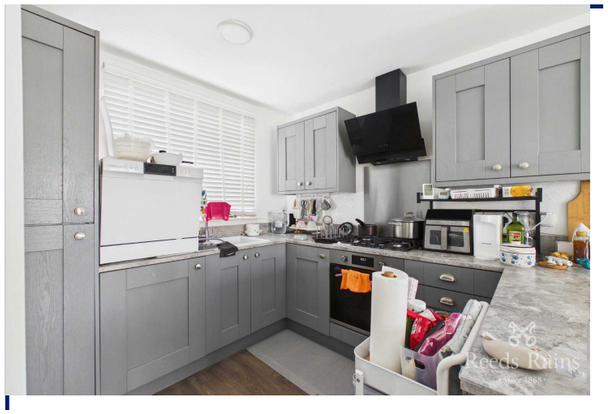


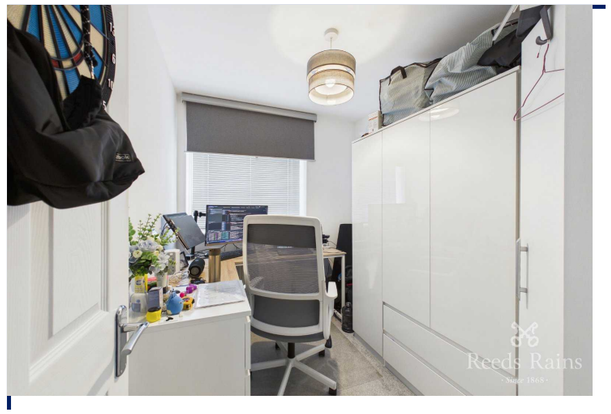














Cannon Street, Clock Face, St. Helens, Merseyside, WA9

Asking Price: £240,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Cannon Street, Clock Face, St. Helens, Merseyside, WA9

Asking Price: £240,000 Freehold

Council Tax Band:
EPC Rating: TBC

This modern three bedroom semi-detached property on Cannon Street was built circa 2023, boasting a modern and contemporary frontage.
Within walking distance to the property is The Dream which is ideal for dog walkers or families, offering a beautiful recreational area. Close by there are local amenities such as shops, primary and secondary schools. Lea Green train station is a few minutes drive away, linking Liverpool and Manchester with ease!
The property offers an entrance hall, W.C...

Lounge
20'4" x 16'1" (6.2m x 4.9m)
High quality wood effect laminate flooring with patio doors leading to the rear garden, open aspect through to the kitchen area and blind

Kitchen
10'6" x 8'10" (3.2m x 2.7m)
Tile flooring with blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

WC/cloaks
Tile flooring with 2 piece bathroom suite in white and radiator

Bedroom
16'1" x 8'8" (4.9m x 2.64m)
Carpet flooring with window to the rear elevation, curtains and blind

En-suite
Tile flooring with 2 piece bathroom suite in white, separate showering enclosure and radiator

Bedroom
8'10" x 8'6" (2.7m x 2.6m)
Carpet flooring with window to the rear elevation and curtains

Bedroom
8'6" x 6'9" (2.6m x 2.06m)
Carpet flooring with window to the front elevation and curtains

Bathroom
Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen and radiator

External
Beautifully presented and spacious, South-facing rear garden enclosed by panel fencing with laid to lawn and patio area. Double driveway to the front of the property.

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.

For full EPC please contact the branch.

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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.

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.