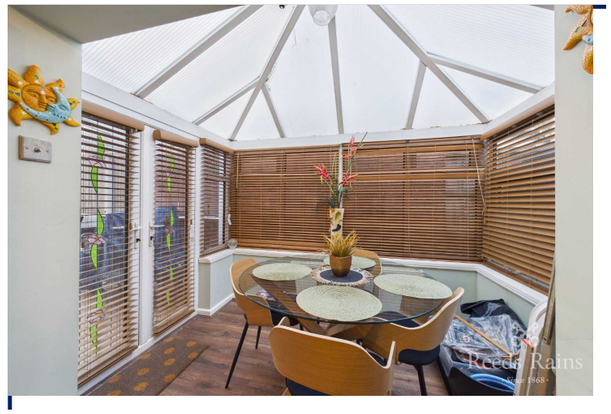
















Cambourne Avenue, St. Helens,
Merseyside, WA11

**Offers Over: £210,000**
**Leasehold**

Reeds Rains

reedsrains.co.uk



The Property Ombudsman

# Cambourne Avenue, St. Helens, Merseyside, WA11

**Offers Over: £210,000 Leasehold**

Council Tax Band: B
EPC Rating: TBC

Cambourne Avenue comes to the market with no onward chain! This three bedroom semi-detached property is positioned in a quiet location not being overlooked to the rear. Positioned in Laffak, St Helens, there are local amenities within walking distance such as shops and local transport routes linking the town centre with ease. Further links such as A580, M62 and M6 corridor are all within a few minutes drive of the property.
This extended semi-detached property offers a living room, open...

**Entrance Porch**
Double glazed door to front, meter reading cupboards, door leading into living room.

**Living Room**
15'7" x 14'6" (4.75m x 4.42m)
Double glazed bay window to front, fireplace with hearth, radiator, stairs to first floor and laminate flooring.

**Kitchen/Living Area**
17' x 13'9" (5.18m x 4.2m)
Open plan kitchen/living room area. The kitchen offers matching wall and base units with work surfaces over, sink unit with mixer taps over, integrated gas hob, electric oven and grill with extractor fan over, space for washing machine, fridge/freezer and dishwasher. The rear living room area has double glazed patio doors leading out to rear garden, double glazed windows to rear and side aspect. There is also an open archway through to the sunroom at the side of the property.

**Sunroom**
8'8" x 6'2" (2.64m x 1.88m)
Double glazed patio doors leading out to the front driveway.

**Landing**
Double glazed window to side, loft access and carpet.

**Bedroom One**
13'9" x 8'5" (4.2m x 2.57m)
Double glazed window to front, fitted wardrobes and bedside tables, radiator and carpet.

**Bedroom Two**
10'4" x 8'7" (3.15m x 2.62m)
Double glazed window to rear, radiator and carpet.

**Bedroom Three**
6'2" x 5'9" (1.88m x 1.75m)
Double glazed window to front, radiator and carpet.

**Wet Room**
5'11" x 5'6" (1.8m x 1.68m)
Double glazed window to rear, wet room style shower, lower level W.C, wall mounted wash hand basin, radiator and tiled walls

**External**
Externally there is a landscaped driveway and front garden, with car port. The rear garden is easy to maintain with artificial grass.

**Tenure**
Leasehold
(10.10.1977) Short particulars of the lease(s) (or under-lease(s))
under which the land is held:
Date : 30 September 1977
Term : 999 years (less 10 days) from 1 July 1973
Rent : £26

**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.

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.

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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.




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