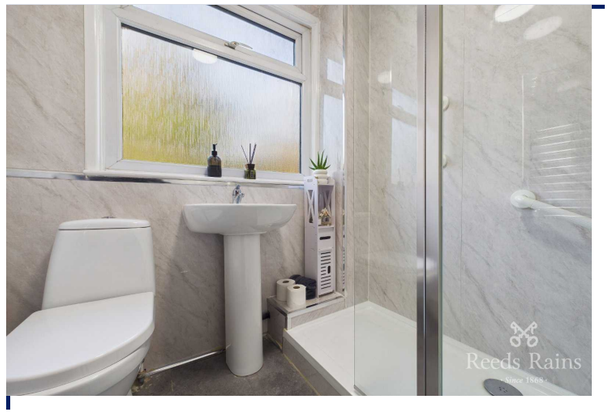
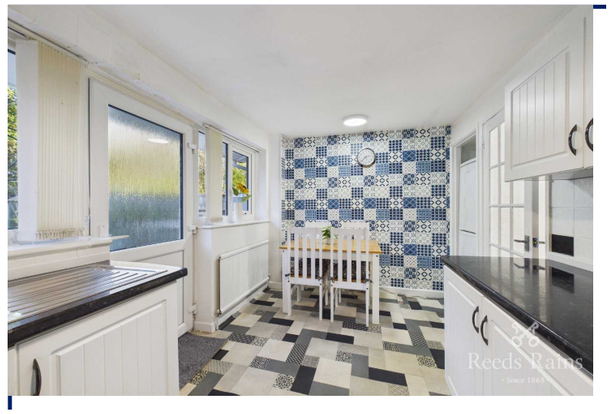
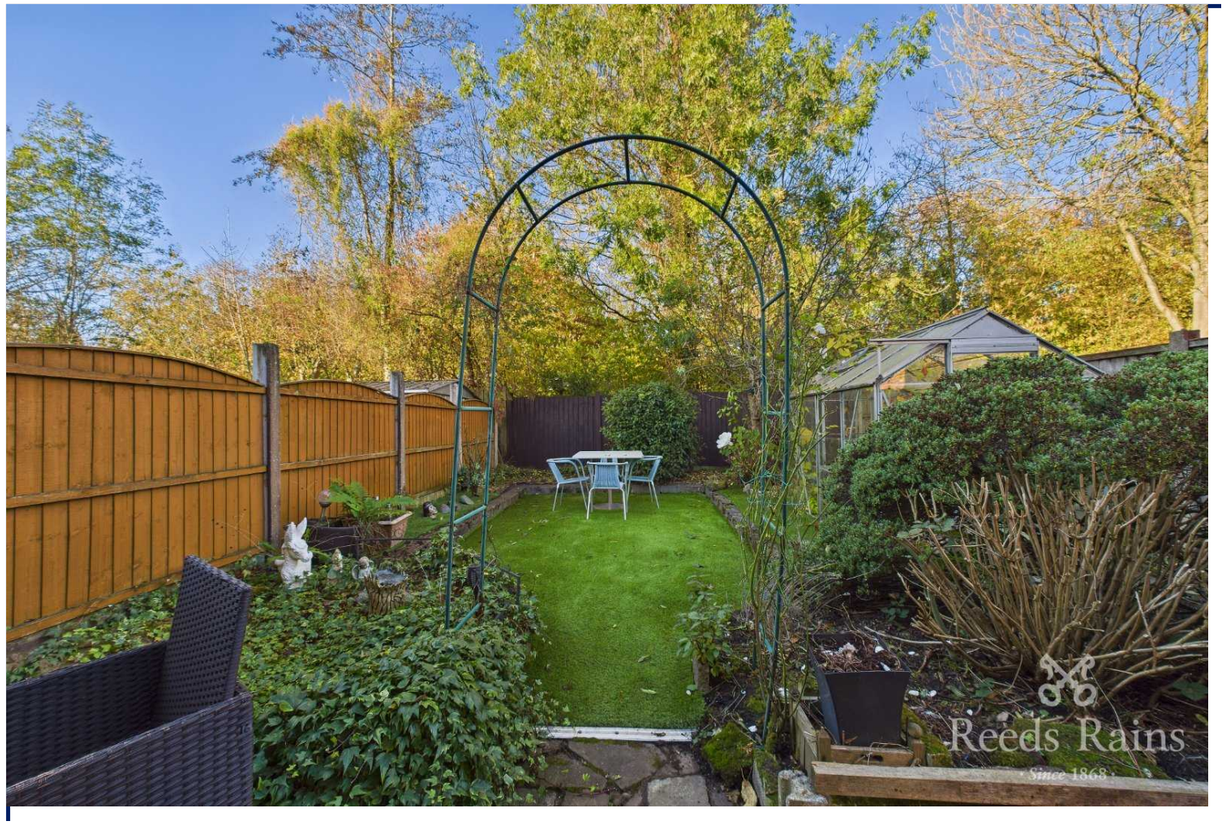




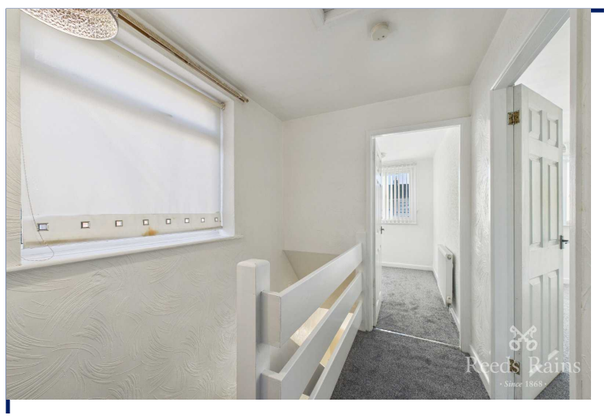












Woolacombe Avenue, Sutton Leach, St. Helens, Merseyside, WA9

Asking Price: £200,000
Freehold

Reeds Rains

reedsrains.co.uk

Woolacombe Avenue, Sutton Leach, St. Helens, Merseyside, WA9

Asking Price: £200,000 Freehold

Council Tax Band: B
EPC Rating: TBC

A well presented dormer style semi detached property, set in a sought after location, with all amenities nearby to include shops, schooling for all ages and transport links. Offering comfortable and light and airy accommodation, which is arranged briefly as follows:- Hallway, lounge with stairs to first floor, kitchen/dining area. To the first floor off the landing are three bedrooms and a refitted shower room.
A particular highlight is the rear garden, which is not overlooked, providing a...

Entrance Hall
3'3" x 4' (1m x 1.22m)
Composite front door, laminate flooring, dado rail, storage cupboard housing meters, multi paned door to:-

Lounge
15'10" x 14'7" (4.83m x 4.45m)
Double glazed picture window to front, two radiators, stairs to first floor, feature fireplace, understairs storage cupboard, multi paned door to:-

Kitchen/Dining Area
8'2" x 14'7" (2.5m x 4.45m)
Two double glazed windows and double glazed obscure UPVC door to rear, radiator, part tiled walls and fitted with single drainer sink unit with wall and base units, plumbing for washing machine, gas point.

First Floor
Landing with double glazed window to side, loft access point - access to loft via ladders.

Bedroom One
14'6" x 8'2" (4.42m x 2.5m)
Double glazed window to front, radiator.

Bedroom Two
9'11" x 8'3" (3.02m x 2.51m)
Double glazed window to rear, radiator.

Bedroom Three
9'5" x 6'1" (2.87m x 1.85m)
Double glazed window to front, radiator, storage cupboard housing wall mounted gas central heating boiler.

Shower Room
5'11" x 5'11" (1.8m x 1.8m)
Double glazed obscure window to rear, aqua boards to walls, refitted with step in shower cubicle with rainfall shower and shower attachment, pedestal wash hand basin, WC, heated towel rail.

Outside
To the rear is a low maintenance garden with fencing, artificial lawn, greenhouse, stocked border surrounds, flagged patio area and water tap. To the front is a lawned garden with boundary fencing, outside light and flagged driveway at the side providing off road parking facilities for several vehicles.

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

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.

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