

FREEHOLD



House - Townhouse

6 LARK HILL COURT, ST. HELENS, WA9 5XL

Asking Price

£250,000

FEATURES

- Beautiful four bedroom, three storey town house
- Entrance hall and downstairs cloaks
- Fitted kitchen with built in appliances
- En suite to the main bedroom with a four piece suite
- We recommend an early viewing
- Situated close to two local parks, shops and transport links
- Lounge with bi folding doors to the garden
- Family bathroom with a three piece suite
- Garden at the rear and two allocated parking bays at the front



4



2



1



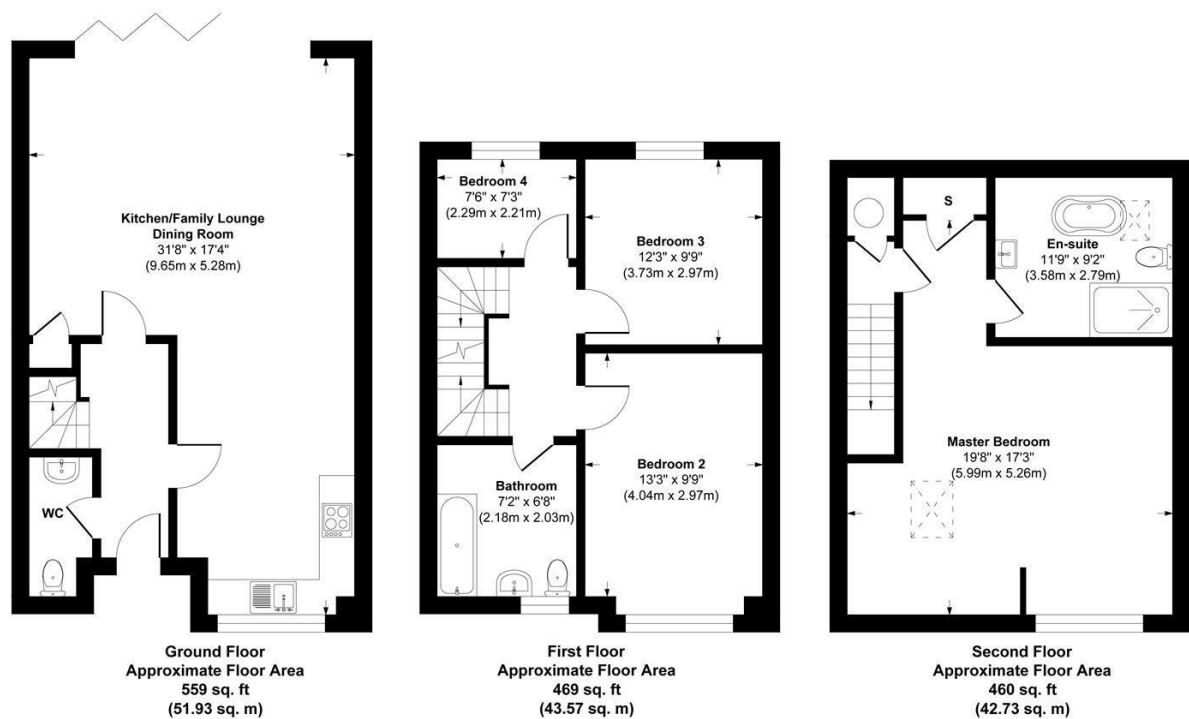
B



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4 Bedroom House - Townhouse located in St. Helens

A beautiful four bedroom, three storey town house situated close to two local parks, schools, shops and transport links. The spacious accommodation briefly comprises of entrance hall, downstairs cloaks, lounge with bi folding doors to the garden and fitted kitchen with built in appliances. On the first floor are two double bedrooms and a single with a family bathroom. On the second floor is a large main bedroom with an ensuite with a four piece suite. The property has a garden at the rear and two allocated parking bays at the front. We recommend an early viewing. EPC GRADE: B



Approx. Gross Internal Area 1488 sq. ft / 138.23 sq. meters
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
 Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
 not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Council Tax Band
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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