

FREEHOLD



House - Semi-Detached

# 71 FOXWOOD, ST. HELENS, WA9 5UH

Asking Price

## £220,000

### FEATURES

- Modern three bedroom semi detached property
- Entrance hall, lounge and dining kitchen with french doors
- Gardens to the front and rear
- Close to local schools, shops and transport links
- Situated on a modern development
- Three good sized bedrooms and modern family bathroom
- Driveway for off road parking
- An early viewing is advised



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached

## located in St. Helens

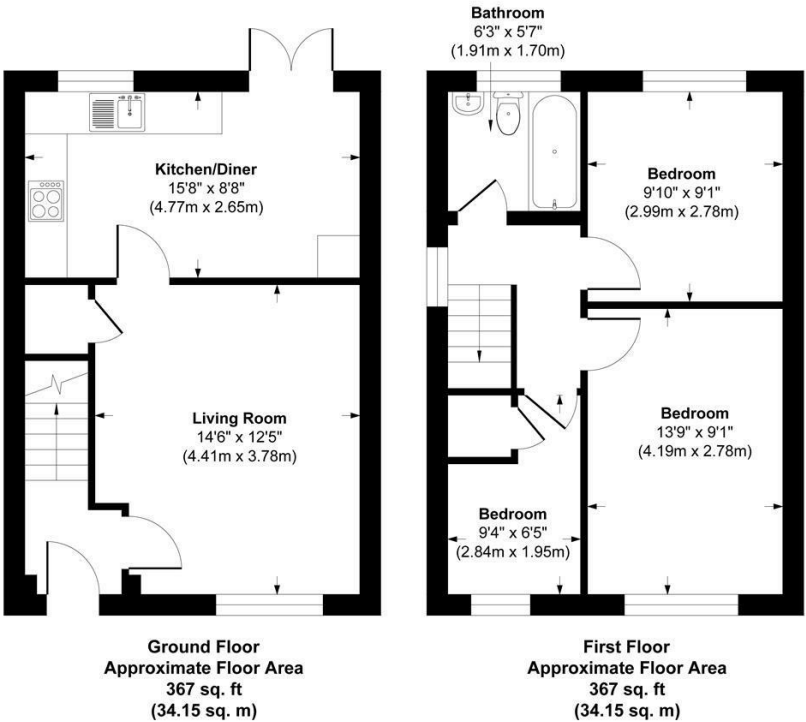
A beautifully presented three-bedroom semi-detached property, occupying a desirable corner plot on a modern development.

The accommodation briefly comprises: welcoming entrance hall, spacious lounge, and a contemporary dining kitchen fitted with integrated appliances and French doors opening onto the rear garden – perfect for indoor/outdoor living and entertaining.

To the first floor are three well-proportioned bedrooms and a stylish family bathroom fitted with a modern three-piece suite.

Externally, the property benefits from gardens to the front, side, and rear, along with a driveway providing off-road parking.

Ideally located close to local schools, shops, and excellent transport links, this home is perfectly suited to families and first-time buyers alike.



Approx. Gross Internal Area 734 sq. ft / 68.30 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  
**C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

