

FREEHOLD

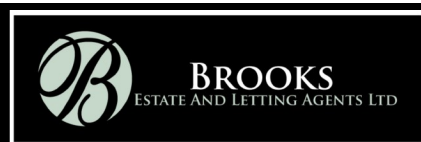


House - Semi-Detached (EPC Rating: C)

71 FOXWOOD, ST. HELENS, WA9 5UH

Asking Price

£220,000



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. Offered with No Onward Chain

Early viewing is highly recommended.

EPC Grade: C

Some images may include AI-assisted enhancements to improve lighting and presentation. These images are intended for marketing purposes only and may not fully reflect the property's current appearance. Prospective buyers are advised to view the property in person

Entrance Hall

Laminate wood effect flooring. Stairs to the first floor accommodation. UPVC part glazed front door.

Lounge

14'4 x 12'3

UPVC double glazed window to the front aspect. Grey laminate wood effect flooring. Central heating radiator.

Dining Kitchen

15'6 x 9'4

UPVC double glazed window to the rear and UPVC double glazed french doors leading to the garden. Central heating radiator. Fitted with a range of white wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Extractor hood. Plumbed for an automatic washing machine and dishwasher. Brick effect tiled splashbacks.

Landing

UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point

Bedroom One

13'7 x 9'1

UPVC double glazed window to the front aspect. Grey laminate wood effect flooring. Central heating radiator.

Bedroom Two

9'8 x 9'1

UPVC double glazed window to the rear aspect. Grey laminate wood effect flooring. Central heating radiator.

Bedroom Three

10'0 x 6'4

UPVC double glazed window to the front aspect. Grey laminate wood effect flooring. Central heating radiator.

Bathroom

UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a panelled bath with shower attachment and glass screen, pedestal wash hand basin and a low level wc. Central heating radiator. Xpelair fan. Shaver point.

External

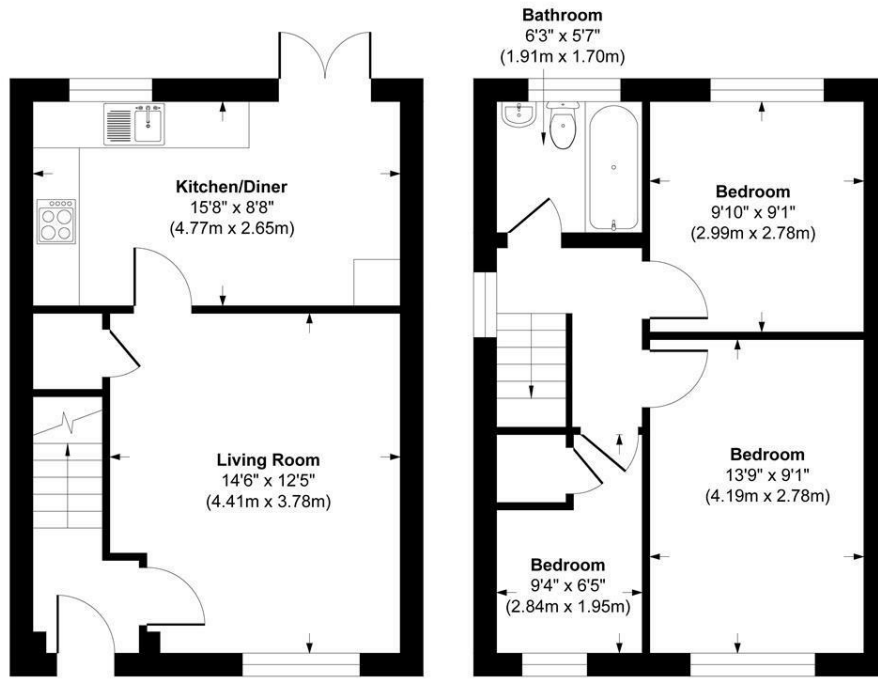
At the rear of the property is a decked seating area with garden laid to lawn with shale borders. Garden shed. Gate to the front.

At the front is an open plan lawned garden with a driveway for off road parking









Ground Floor
Approximate Floor Area
367 sq. ft
(34.15 sq. m)

First Floor
Approximate Floor Area
367 sq. ft
(34.15 sq. m)

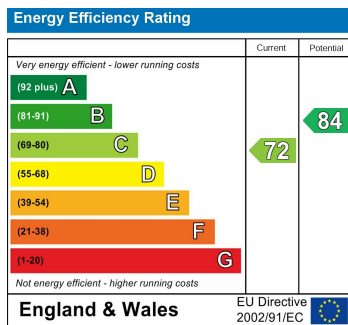
Approx. Gross Internal Area 734 sq. ft / 68.30 sq. meters

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.

Council Tax Band

C

Energy Performance Graph



Call us on

0151 329 3313

prescot@brooksestateandlettings.co.uk

www.brooksestateandlettings.co.uk

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