

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



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BROOKS
ESTATE AND LETTING AGENTS LTD

4 Bedroom House - Townhouse located in St. Helens

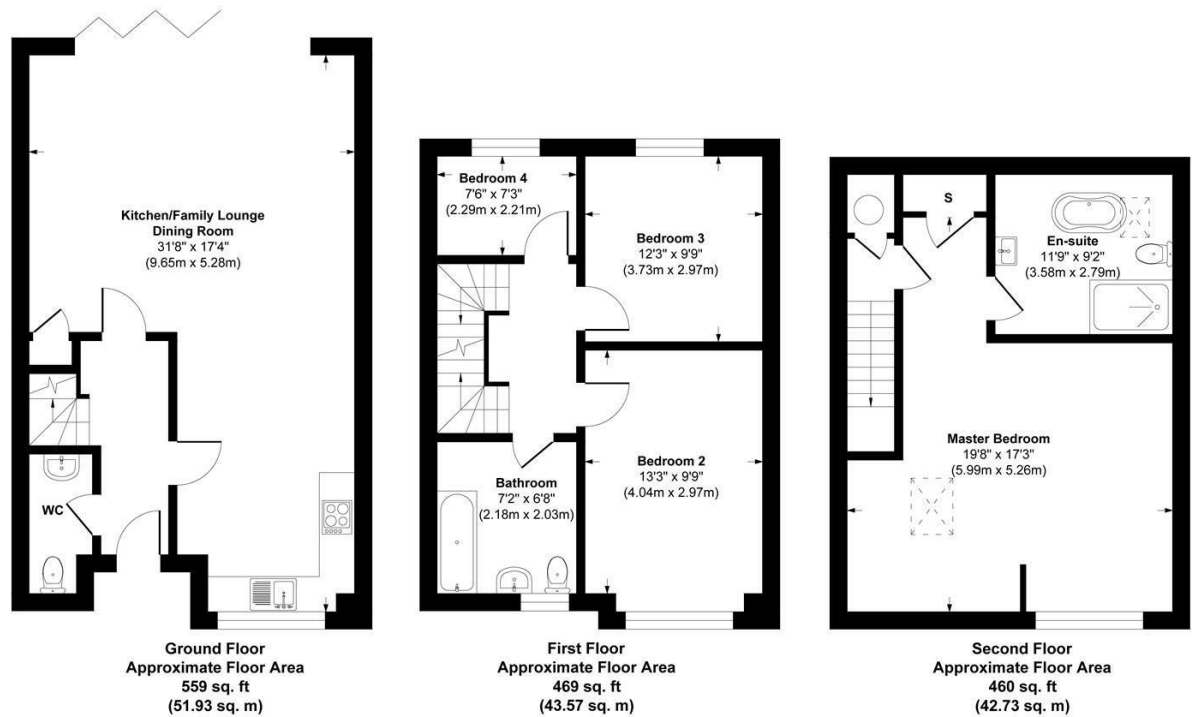
Welcome to Lark Hill Court, a stunning four-bedroom townhouse located in the heart of St. Helens. Built in 2019, this modern three-storey home offers a generous 1,206 square feet of living space, making it perfect for families or those seeking extra room to grow.

As you enter, you are greeted by a welcoming entrance hall that leads to a convenient downstairs cloakroom. The spacious lounge features bi-folding doors that open up to the rear garden, creating a seamless connection between indoor and outdoor living. The fitted kitchen is equipped with built-in appliances, making it a delightful space for culinary enthusiasts.

On the first floor, you will find two well-proportioned double bedrooms alongside a single bedroom, all of which are serviced by a stylish family bathroom. Ascend to the second floor, where the large main bedroom awaits, complete with an ensuite bathroom featuring a luxurious four-piece suite.

The property boasts a lovely garden at the rear, ideal for relaxation or entertaining, and offers parking for one vehicle, with two allocated parking bays conveniently located at the front.

Situated close to two local parks, schools, shops, and excellent transport links, this townhouse is perfectly positioned for both convenience and leisure. With an EPC grade of B, it also promises energy efficiency, making it a wise choice for modern living. We highly recommend an early viewing to fully appreciate all that this exceptional property has to offer.



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.

