

FREEHOLD



House - Semi-Detached

# 22 HAWTHORN DRIVE, ECCLESTON, ST. HELENS, WA10 5EE

Asking Price


# £230,000

## FEATURES

- A spacious three bedroom semi detached property
- Entrance porch and entrance hall
- Fitted kitchen and family bathroom with three piece suite
- Driveway and single garage for a small vehicle
- An early viewing is advised
- Situated in a much sought after location in Eccleston
- Lounge with feature fireplace and dining room
- Gardens to the front and rear
- Close to shops, transport links and local schools
- Offered with No Onward Chain



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**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached located in St. Helens

## Entrance Porch

UPVC double glazed units and part glazed door

## Entrance Hall

Stairs to the first floor accommodation

## Lounge

13'6 x 12'2

UPVC double glazed window to the front aspect. Feature fireplace housing a gas fire. Understairs storage cupboard. Coved ceiling

## Dining Room

10'5 x 8'2

UPVC double glazed patio doors leading to the rear garden.

## Kitchen

10'7 x 7'3

UPVC double glazed window to the side aspect. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Plumbed for an automatic washing machine

## Landing

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

## Bedroom One

13'2 x 8'5

UPVC double glazed window to the front aspect. Fitted wardrobes and dresser unit.

## Bedroom Two

9'3 x 9'2

UPVC double glazed window to the rear aspect. Built in wardrobe.

## Bedroom Three

10'3 x 6'7

UPVC double glazed window to the front aspect. Built in storage cupboard

## Bathroom

UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a panelled bath with overhead shower, pedestal wash hand basin and a low level wc. Part tiled walls.

## External

At the rear of the property is a paved patio area with a garden laid to lawn with shrub displays. Garden shed. Security lighting. Workshop/garage for a small car. Double gates to the front.

At the front is a driveway for off road parking and a garden laid to lawn with shrub displays.



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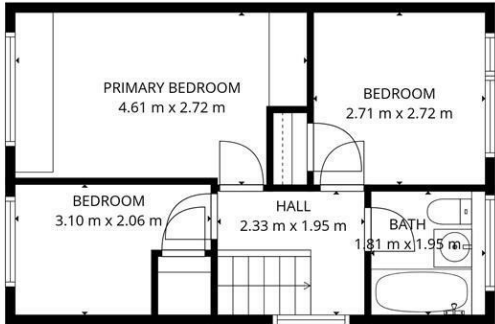
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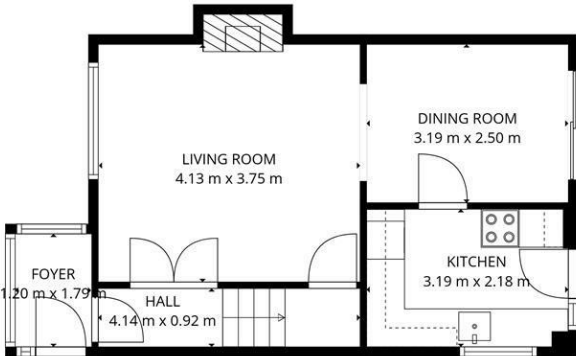
prescot@brooksestateandlettings.co.uk  
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Council Tax Band

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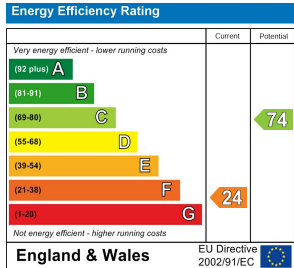
1st floor



1st floor

**TOTAL: 74 m<sup>2</sup>**  
1st Floor: 38 m<sup>2</sup>, 1st floor: 36 m<sup>2</sup>  
EXCLUDED AREAS: FIREPLACE: 1 m<sup>2</sup>, WALLS: 7 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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.

