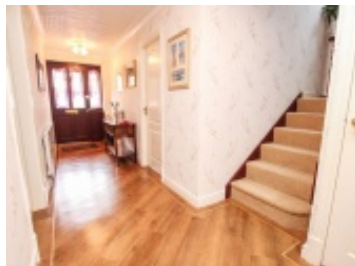


## SPRINGFIELD PARK HAYDOCK ST HELENS



4 beds

£289,950



### Key Features

- 4 Bed Detached
- Conservatory
- Driveway Parking
- Garage
- Gardens Front and Rear
- Energy Efficiency Rating: C

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)	69	80	C (69-80)	64	75
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ).		

## Full Description



### ENTRANCE HALLWAY

Spacious hallway with karndean flooring, stairs to 1st floor and benefitting from useful under the stairs storage.

### DOWNSTAIRS WC

Fitted with low level WC, wash basin and gas central heating radiator. Karndean flooring and partially tiled walls with window to side elevation.

### LOUNGE 4.91m x 3.82m (16'1 x 12'6)

Bay window to front elevation, fireplace with living flame effect gas fire and gas central heating radiator.

### DINING ROOM 3.16m x 3.24m (10'4 x 10'8)

Sliding patio doors into the conservatory.

### CONSERVATORY 3.58m x 2.60m (11'9 x 8'7)

French windows to rear garden

### KITCHEN / BREAKFAST ROOM 3.16m x 4.61m (10'4 x 15'1)

Fitted with a range of solid timber wall and base units with complimentary worktops. Karndean flooring and partially tiled walls in tasteful ceramics. There is an Integrated double electric oven, 5 ring gas hob and extractor fan above. Window to rear elevation.

### LANDING

Galleried landing, with large stained glass window to side elevation. Access to loft.

### BEDROOM ONE 3.32m x 4.48m (10'11 x 14'8)

Fitted wardrobes and window to front elevation.

### ENSUITE TO BEDROOM ONE

Fitted with three piece suite comprising of low level WC, vanity unit and shower cubical with electric shower.

### BEDROOM TWO 5.11m x 3.37m (16'9 x 11'1)

Fitted wardrobes and window to front elevation.

### BEDROOM THREE 3.21m x 3.94m (10'6 x 12'11)

Laminate flooring and window to rear elevation

### BEDROOM FOUR 2.26m x 3.91 (7'5 x 12'10)

Window to rear elevation

### BATHROOM 2.25m x 2.96m (7'5 x 9'9)

Spacious family bathroom comprising of low level WC, bidet, pedestal sink and slipper shaped free standing bath. Partially tiled

walls in complimentary ceramics and window to side elevation.

#### **GARAGE**

Integrated garage, with electricity, lighting and is plumbed for washing machine.

#### **FRONT GARDEN**

Attractive landscaped garden with block paved double driveway.

#### **REAR GARDEN**

Very attractive landscaped garden, with patio and block paved paths.

**ENERGY EFFICIENCY RATING: C**

#### **DISCLAIMER:**

#### **IMPORTANT NOTICE:**

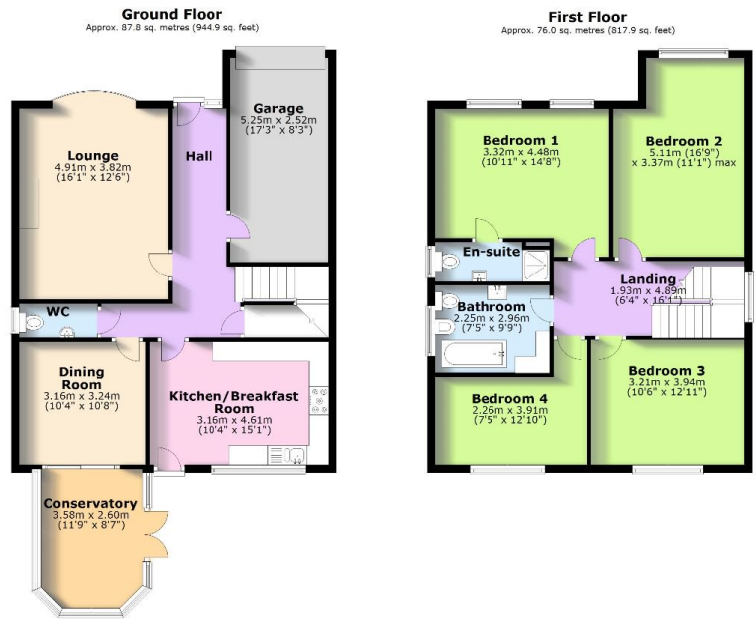
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'The services and or Appliances have not been tested'

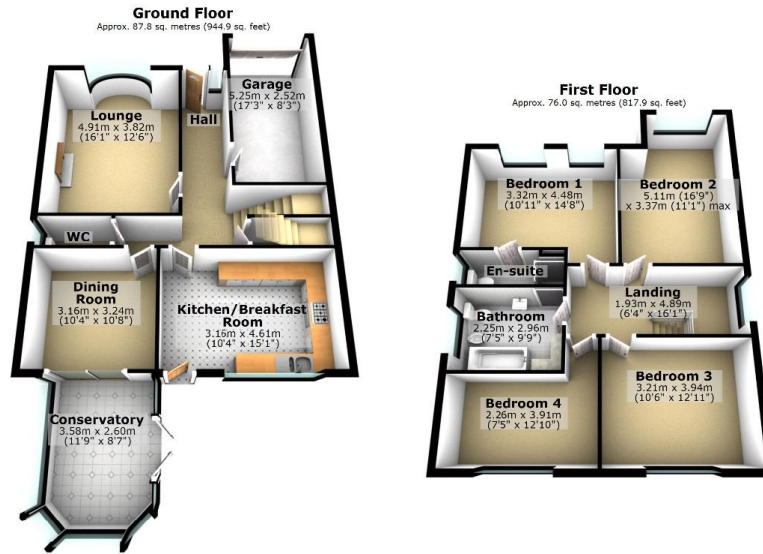




## SPRINGFIELD PARK HAYDOCK ST HELENS



Total area: approx. 163.8 sq. metres (1762.8 sq. feet)



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