

Enderby Avenue, St. Helens



3 beds

£190,000



Key Features

- 3 Bedroom Detached
- Conservatory
- Attached Brick Garage
- Gas Central Heating
- Front & Rear Low Maintenance Gardens
- Energy Efficiency Rating: E

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
192-100) A			192-100) A		
105-80) B			105-80) B		
69-55) C			69-55) C		
55-44) D			55-44) D		
39-54) E			39-54) E		
21-38) F			21-38) F		
1-20) G			1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
				80	76
	41			34	
England & Wales EU Directive 2002/91/EC			England & Wales 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 ₂).		

Call: 01744 670670

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We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.

Full Description



ENTRANCE PORCH:

uPVC with door into:

HALLWAY: 13'6" X 5'7" (4.11m x 1.70m)

Stairs to first floor and door into:

LOUNGE: 13'6" x 11'1" (4.11m x 3.37m)

Bay window to the front elevation, feature fire surround, central heating radiator and laminate flooring opening into:

DINING ROOM: 10'8" x 8'10" (3.25m x 2.68m)

Laminate flooring and French doors leading into:

CONSERVATORY: 9'10" x 16'5" (3.0m x 5.0m)

uPVC and brick built with French doors leading into the rear garden.

KITCHEN: 10'8" x 7'10" (3.25m x 2.39m)

Fitted with a range of wall and base units, plumbed for washing machine and window to the rear elevation.

UTILITY: 5'9" x 6'0" (1.74m x 1.84m)

Window and door to the rear elevation.

LANDING: 7'9" x 6'4" (2.37m x 1.92m)

Window to the side elevation and doors leading into:

BEDROOM ONE: 13'6" x 10'4" (4.11m x 3.15m)

Window to the front elevation and central heating radiator.

BEDROOM TWO: 10'6" x 10'4" (3.20m x 3.15m)

Window to the rear elevation and central heating radiator.

BEDROOM THREE: 10'5" x 6'4" (3.18m x 1.92m)

Window to the front elevation and central heating radiator.

BATHROOM: 5'7" x 6'4" (1.71m x 1.92m)

Fitted with a three piece suite comprising of a panelled bath with shower above, vanity sink and wc, central heating radiator and window to the rear elevation.

OUTSIDE:

GARAGE: 18'5" x 7'3" (5.62m x 2.21m)

With up & over door, power and light.

FRONT GARDEN:

Fully paved allowing for off road parking.

REAR GARDEN:

Fully enclosed and paved for easy maintenance.

ENERGY EFFICIENCY RATING: E

DISCLAIMER:

IMPORTANT NOTICE:

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract,

part of a contract or a warranty. Floor plan is for illustrative purposes only. Measurements are approximate and not to scale.

'The services and or Appliances have not been tested'

BELVOIR!

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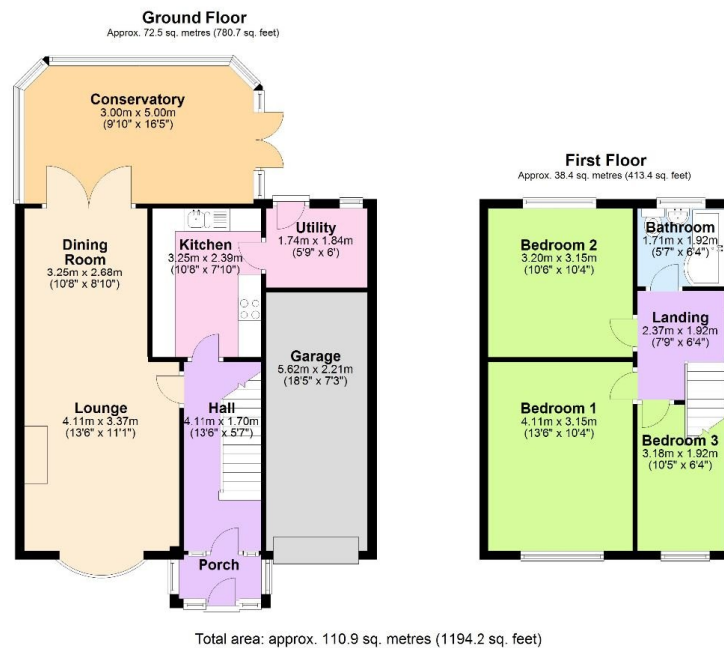


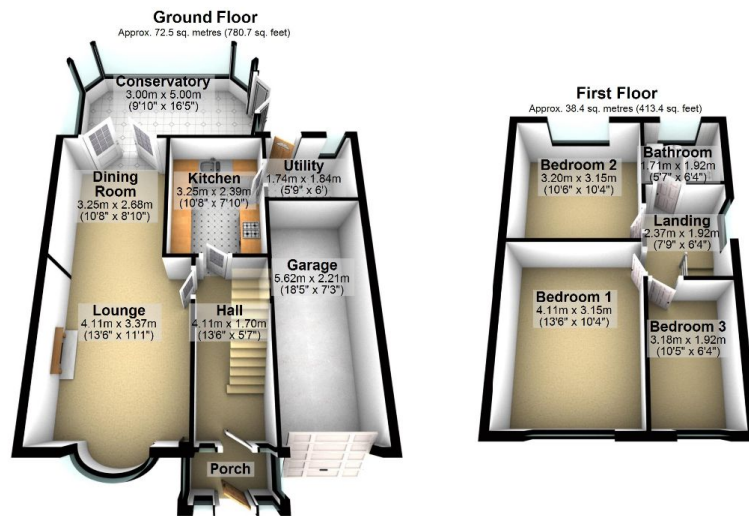
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Total area: approx. 110.9 sq. metres (1194.2 sq. feet)