



1 Wiltshire Gardens, St Helens, WA10 3XR
Offers In Region Of £250,000 Leasehold


MARTIN&CO

Wiltshire Gardens, St Helens

5 Bedrooms, 2 Bathroom

Offers In Region Of £250,000

- THOUGHTFULLY EXTENDED FAMILY ACCOMMODATION
- FIVE GENEROUS BEDROOMS
- THREE RECEPTION ROOMS
- REAR CONSERVATORY
- DOWNSTAIRS W.C
- MASTER BEDROOM WITH EN-SUITE
- 850 YEAR LEASE FROM NOVEMBER 1992

Offered with no onward chain This thoughtfully extended detached family home which has also been re-modelled internally offers exceptionally spacious 5 bedroom accommodation within a good size corner plot The property boasts 3 reception rooms plus a rear conservatory with a utility room off the fitted kitchen Upstairs and accessible off a spacious landing are 4 bedrooms The master boasts en-suite facilities in addition to the family bathroom and ground



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		

floor W.C. Outside there is a front driveway and good size and tended gardens Too many features to list makes internal inspection essential

ENTRANCE HALL Served by a double glazed front door Radiator

LOUNGE 14' 3" x 10' 6" (4.34m x 3.2m) Double glazed window to the front Radiator Door into the dining room

SITTING ROOM 15' 10" x 8' 9" (4.83m x 2.67m) Storage cupboard Radiator Double glazed front window

DINING ROOM 9' 8" x 8' 7" (2.95m x 2.62m) Connecting door into the lounge Radiator Sliding doors into the conservatory Radiator

Off the entrance hall W.C. Vanity hand wash basin Radiator Double glazed front window

KITCHEN 12' 5" x 8' 2" (3.78m x 2.49m) Fitted with a

comprehensive range of wall and base units One and a half bowl sink Ample work surfaces with tiled splashbacks Electric oven Gas hob with extractor hood Under stairs cupboard Radiator Double glazed window to the rear

UTILITY ROOM 9' 1" x 8' 7" (2.77m x 2.62m) Fitted wall and base units with ample work surfaces Plumbed for a washing machine Radiator Double glazed window and door to the rear

CONSERVATORY 11' 0" x 8' 9" (3.35m x 2.67m) A brick base construction with double glazed windows to three sides Double glazed door

LANDING A good size walk round area with linen cupboard and offering access into all bedrooms

BEDROOM 1 10' 4" x 10' 2" (3.15m x 3.1m) Fitted sliding door wardrobes Double glazed window to the front Radiator

ENSUITE Step in shower cubicle W.C Vanity hand basin Radiator Double glazed window to the side

BEDROOM 2 8' 6" x 10' 5" (2.59m x 3.18m) Radiator Double glazed window to the rear

BEDROOM 3 8' 3" x 6' 10" (2.51m x 2.08m) Sliding door wardrobes Radiator Double glazed window to the front

BEDROOM 4 10' 9" x 8' 4" (3.28m x 2.54m) This is an "L" shaped room measured to the widest points Radiator Double glazed window to the side and rear

BEDROOM 5 11' 8" x 8' 9" (3.56m x 2.67m) Radiator Double glazed window to the front

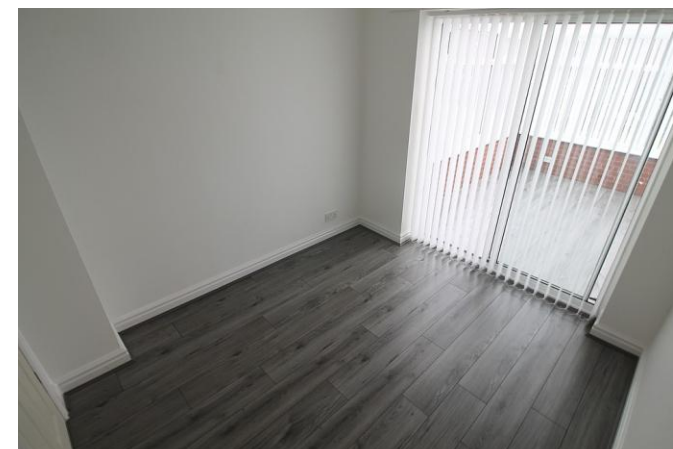
BATHROOM Fitted with a traditional three piece suite Panelled bath Hand wash basin W.C Partially tiled Radiator Double glazed window to the rear

GARDENS There are good size gardens to three sides



With lawned areas The rear has a decking area and is enclosed

PARKING There is a front drive offering off road parking On street parking is also available





Ground Floor

Approx. 75.0 sq. metres (806.8 sq. feet)



First Floor

Approx. 55.9 sq. metres (601.6 sq. feet)



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