



## James Road, St. Helens, WA11

**£95,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 3

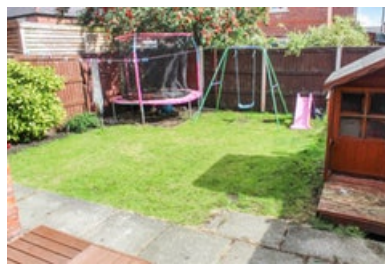
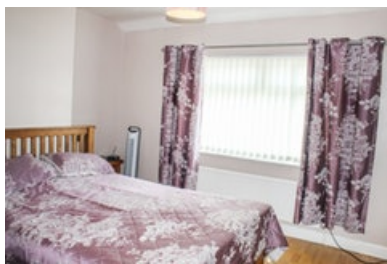
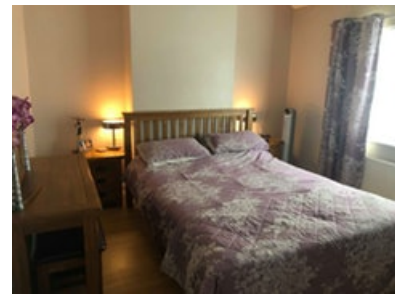
HouseSimple is pleased to present a spacious family home in the popular area of St. Helens. This home has been decorated to a high standard and is spacious - perfect for family life. It also has a double driveway and a good-sized garden. Downstairs, there is a good-sized living room, a recently d

## Key features:

- New Bathroom
- Good size double bedrooms
- family sized garden
- double glazing
- double driveway
- modern kitchen
- close to local schools

## Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band A (£1222.92 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



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Downstairs, there is a good-sized living room, a recently decorated kitchen and utility area. There is also a STUNNING ground floor bathroom, with bath, shower, WC, and basin. The garden is also a good size, partly paved and part grass with an outside shed for storage.

Upstairs, there are three great sized double bedrooms - all with large windows letting natural light flow in well. The master bedroom also has built-in wardrobes.

This home is perfect for families with its ample space, fantastic location, and neutral decor. Viewings highly recommended.

#### MEASUREMENTS in metres

Kitchen - 3.37 x 3.7

Lounge - 4.07 x 4.32

Utility - 1.77 x 0.87

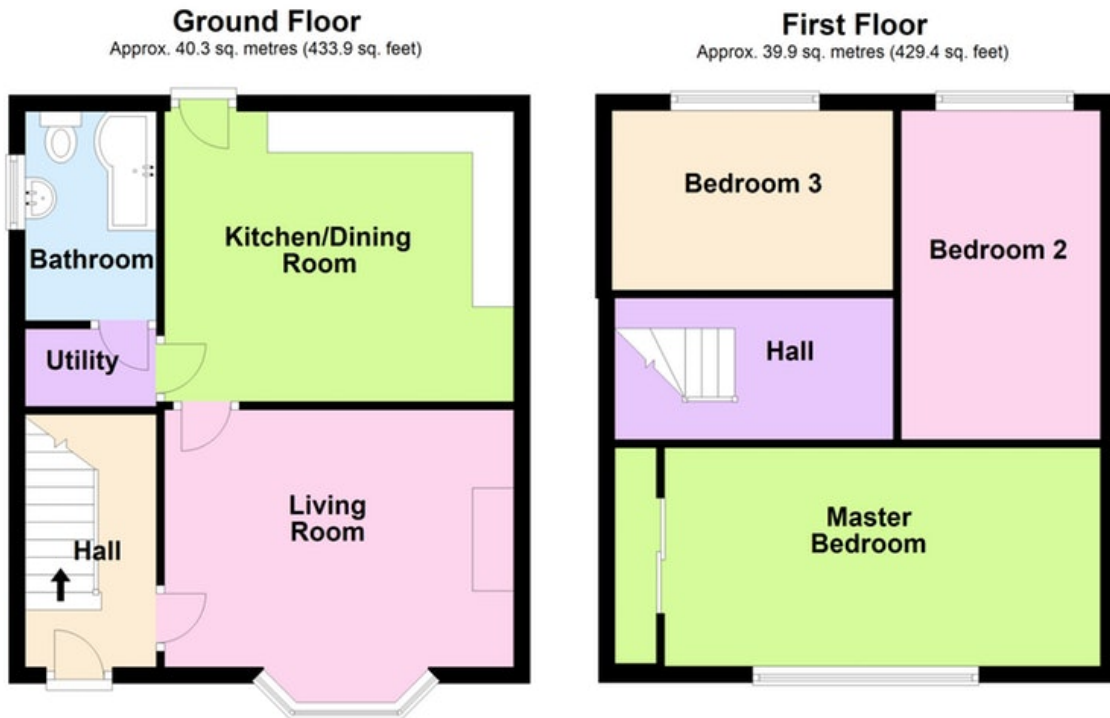
Bathroom - 2.66 x 1.7

Bedroom 1 - 3.33 x 2.61

Bedroom 2 - 3.66 x 2.28

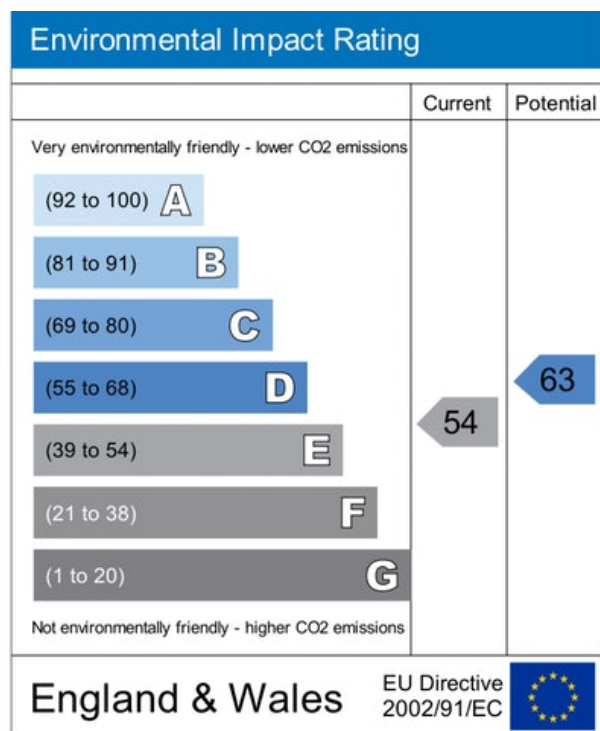
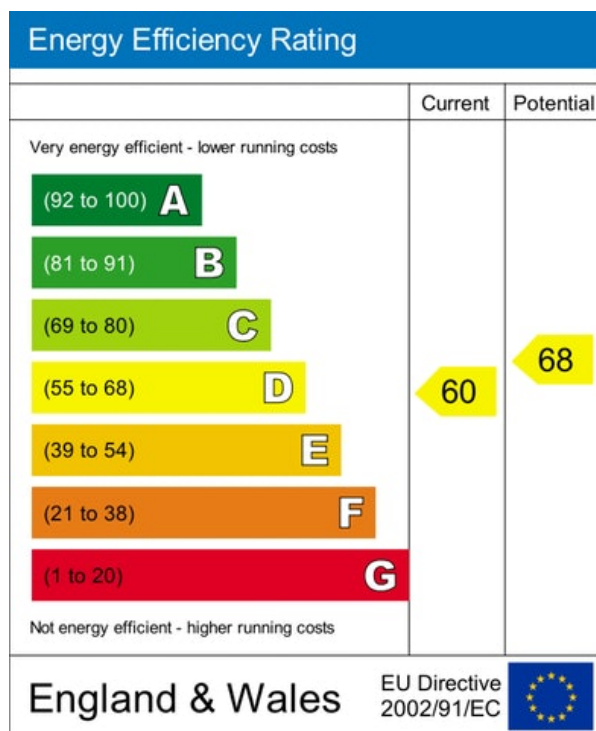
Bedroom 3 - 2.8 x 2.69

Floor plan:



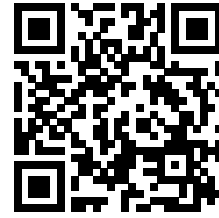
Total area: approx. 80.2 sq. metres (863.3 sq. feet)

Energy Performance Certificate:



## MISREPRESENTATION ACT, 1967.

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