

## Appledore Grove, St. Helens, WA9

**£125,000**

Offers in Excess of

**Tenure:** Leasehold, **Bedrooms:** 2

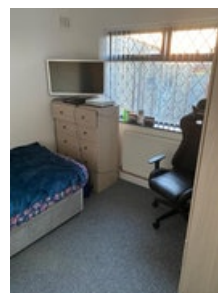
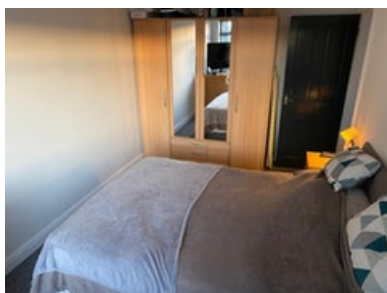
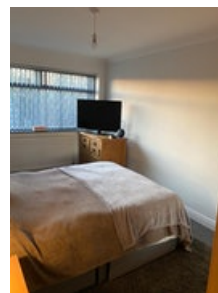
This stunning home is well presented and has been fully renovated throughout including a new roof and new combi boiler. The home has a spacious and airy living space with plenty of natural light and an electric fire, perfect for those cosy nights in. The kitchen is modern and well laid out allowing

### Key features:

- Fully renovated bungalow in a prime location
- Modern decor and stylish features
- Gas central heating & new combi boiler
- Gardens to front and rear
- Schools within walking distance
- Garage and driveway
- New roof
- Ready to move into.

## Extra info:

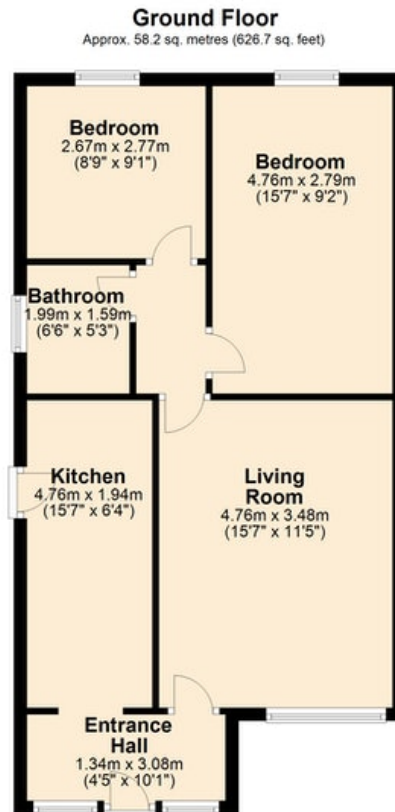
- **Property Age:** 52 years
- **Council Tax:** Band B (£1411.76 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** 947 years remaining  
**Ground Rent:** £12.50 per-annum



This stunning home is well presented and has been fully renovated throughout including a new roof and new combi boiler. The home has a spacious and airy living space with plenty of natural light and an electric fire, perfect for those cosy nights in. The kitchen is modern and well laid out allowing for modern living and easy use. The home benefits from two good sized double bedrooms. The bathroom is a fully fitted three piece modern suite with a beautiful walk-in shower. The home also benefits from a well-maintained garden to the front and a private enclosed garden to the rear.

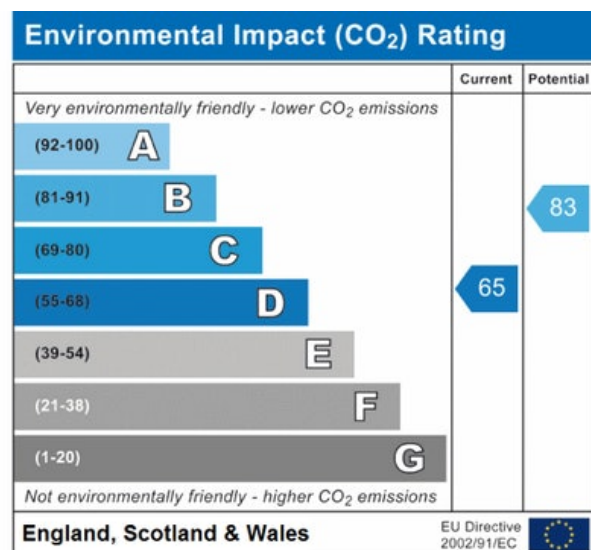
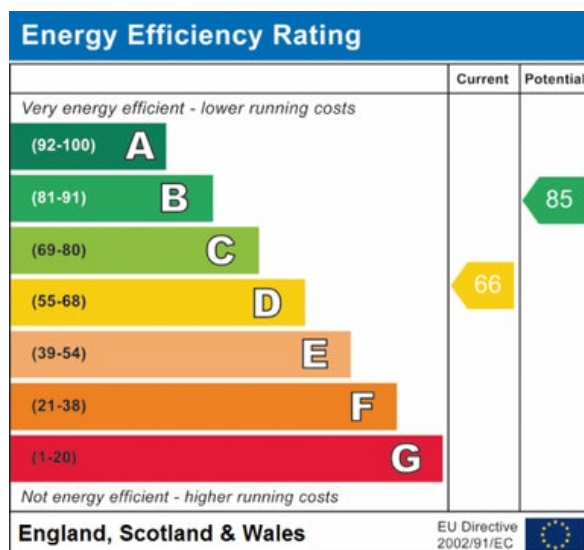
The home is located in a highly sought after area and comes with a private driveway as well as a garage. There are excellent transport links and a choice of schools all within walking distance as well as local amenities. Viewings here are a must!

## Floor plan:



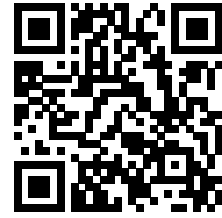
Total area: approx. 58.2 sq. metres (626.7 sq. feet)

## Energy Performance Certificate:



## MISREPRESENTATION ACT, 1967.

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