TAYLOR MAXWELL

ESTATE AGENTS









3 SHIRWELL GROVE, ST. HELENS, WA9 4NE

£210,000

Taylor Maxwell are delighted to offer for sale this extended semi detached house situated in a cul de sac on a sought after development in Sutton Leach. The house comprises of porch, entrance hall, through lounge / dining room, running the full length of the house, a kitchen and a ground floor bedroom with an en suite. To the first floor are three further bedrooms and a bathroom. Gas central heated and double glazed, there are gardens front and rear. In need of some modernisation, which once complete, would make this a fantastic family home. Ideally situated for local schools, shops and transport links early viewing is essential.

www.taylor-maxwell.co.uk

Tel: 01744 850040

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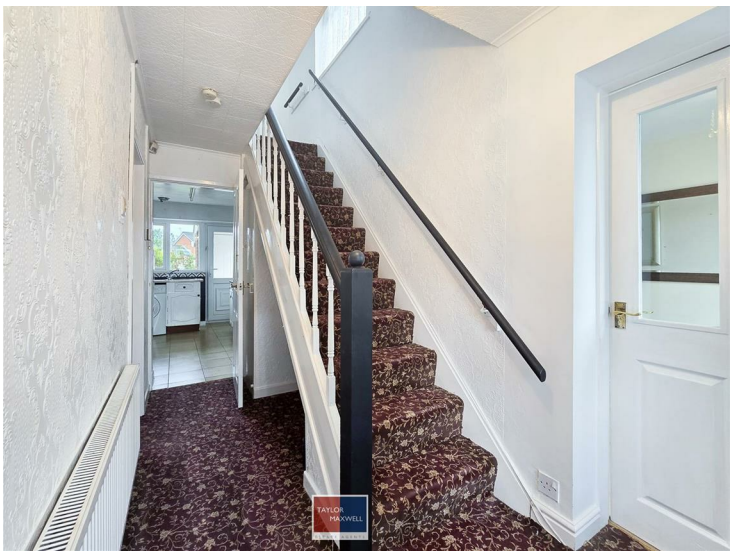
FRONT



LIVING / DINING ROOM



ENTRANCE HALL



LIVING / DINING ROOM



LIVING / DINING ROOM



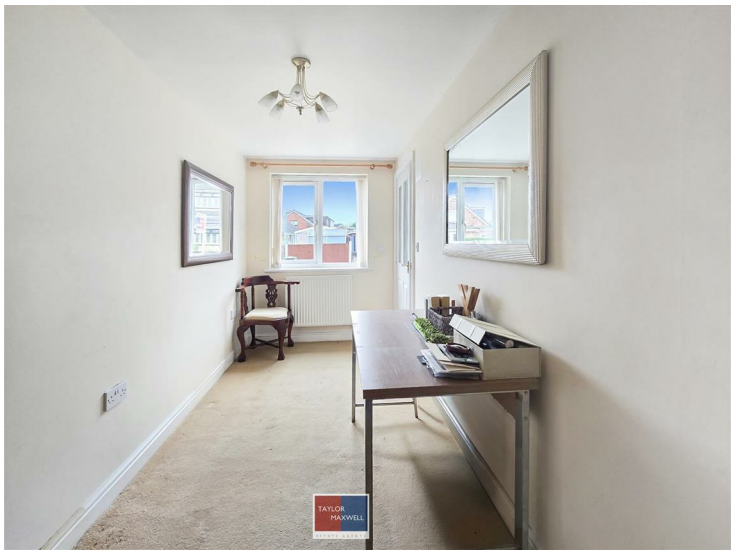
LIVING / DINING ROOM



KITCHEN



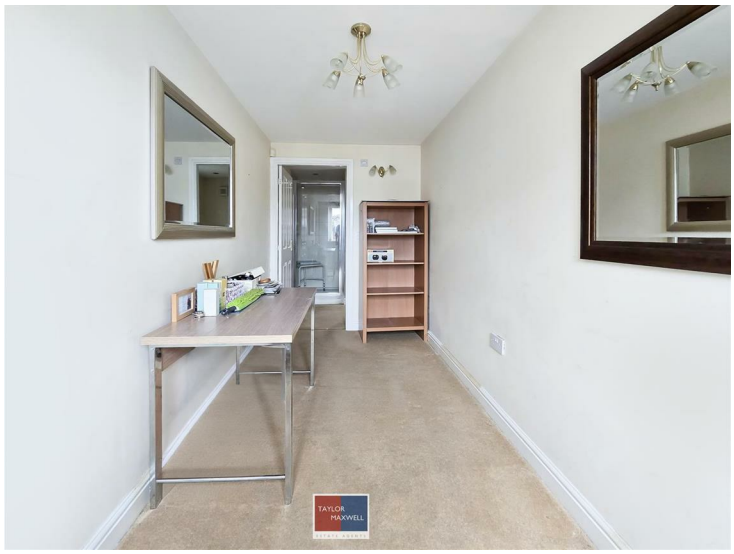
BEDROOM 1



KITCHEN



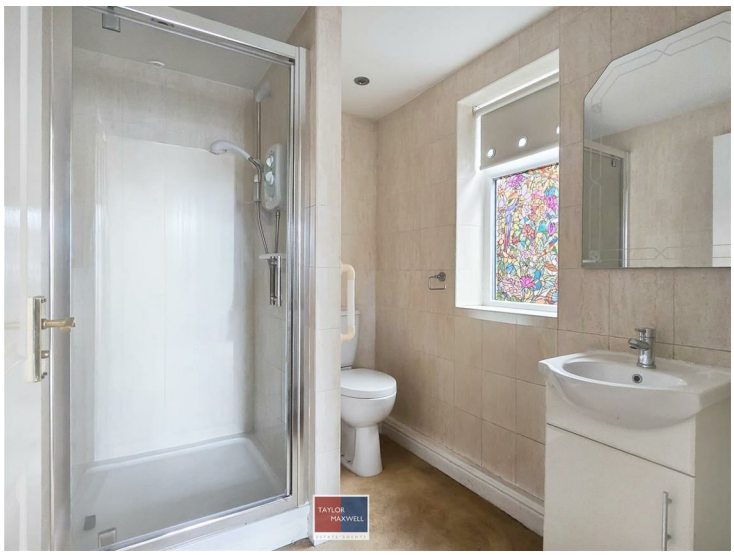
BEDROOM 1



KITCHEN



EN SUITE



LANDING



BEDROOM 2



BEDROOM 2



BEDROOM 3



BEDROOM 2



BEDROOM 4



BATHROOM



GARDEN



BATHROOM



GARDEN

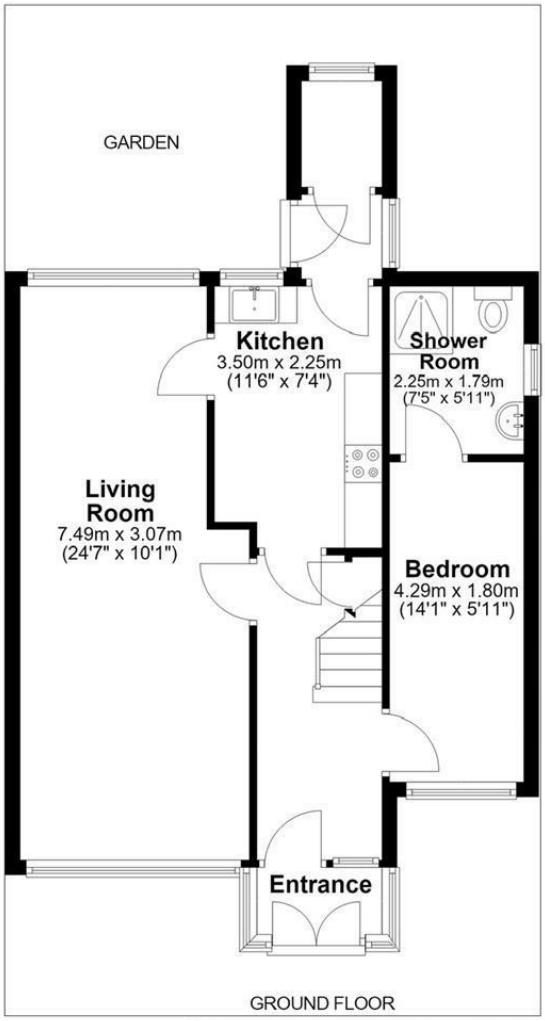


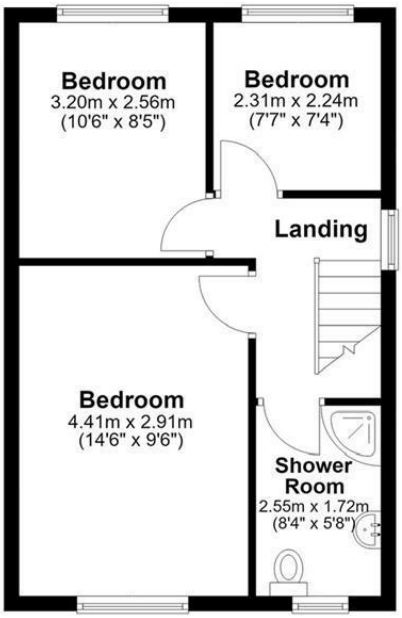
GARDEN



GARDEN



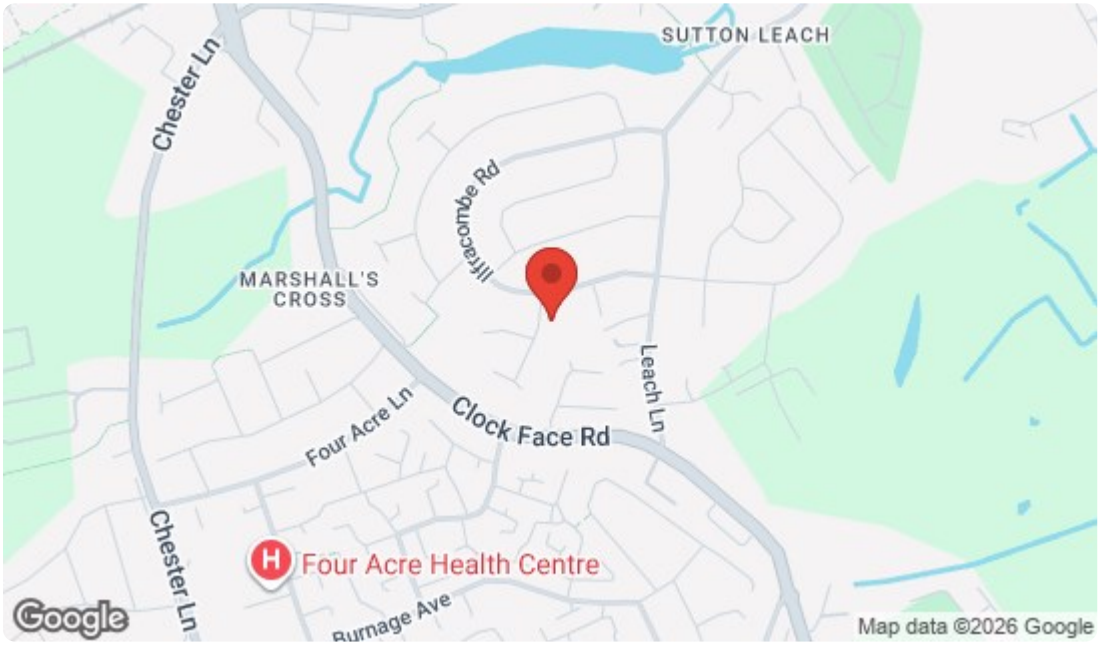


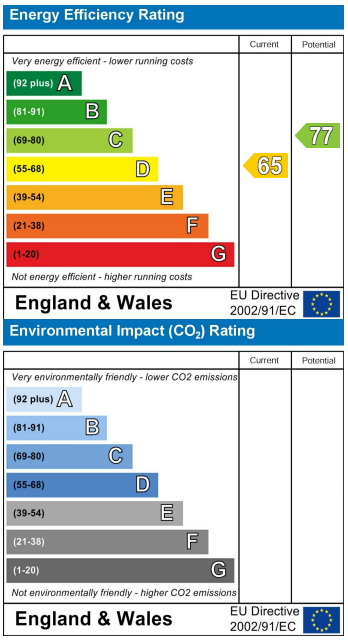


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This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA	Sq. meters	91.1
	Sq. feet	980.6





For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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