TAYLOR MAXWELL

ESTATE AGENTS









17 KENSINGTON AVENUE, ST. HELENS, WA9 3TT

£180,000

An opportunity has arisen to purchase a semi detached house on a sought after development opposite Sherdley Park. The house comprises of porch, living room and a kitchen / diner with patio doors opening to the garden. To the first floor are three bedrooms and a bathroom. Gas central heated and double glazed. There are front and rear gardens, the rear is south facing, a garage and a driveway. Within walking distance of local schools, parks and the train station the house is an ideal family home. Early viewing is essential to avoid missing out.

www.taylor-maxwell.co.uk

Tel: 01744 850040

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PORCH

LIVING ROOM



KITCHEN / DINER

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

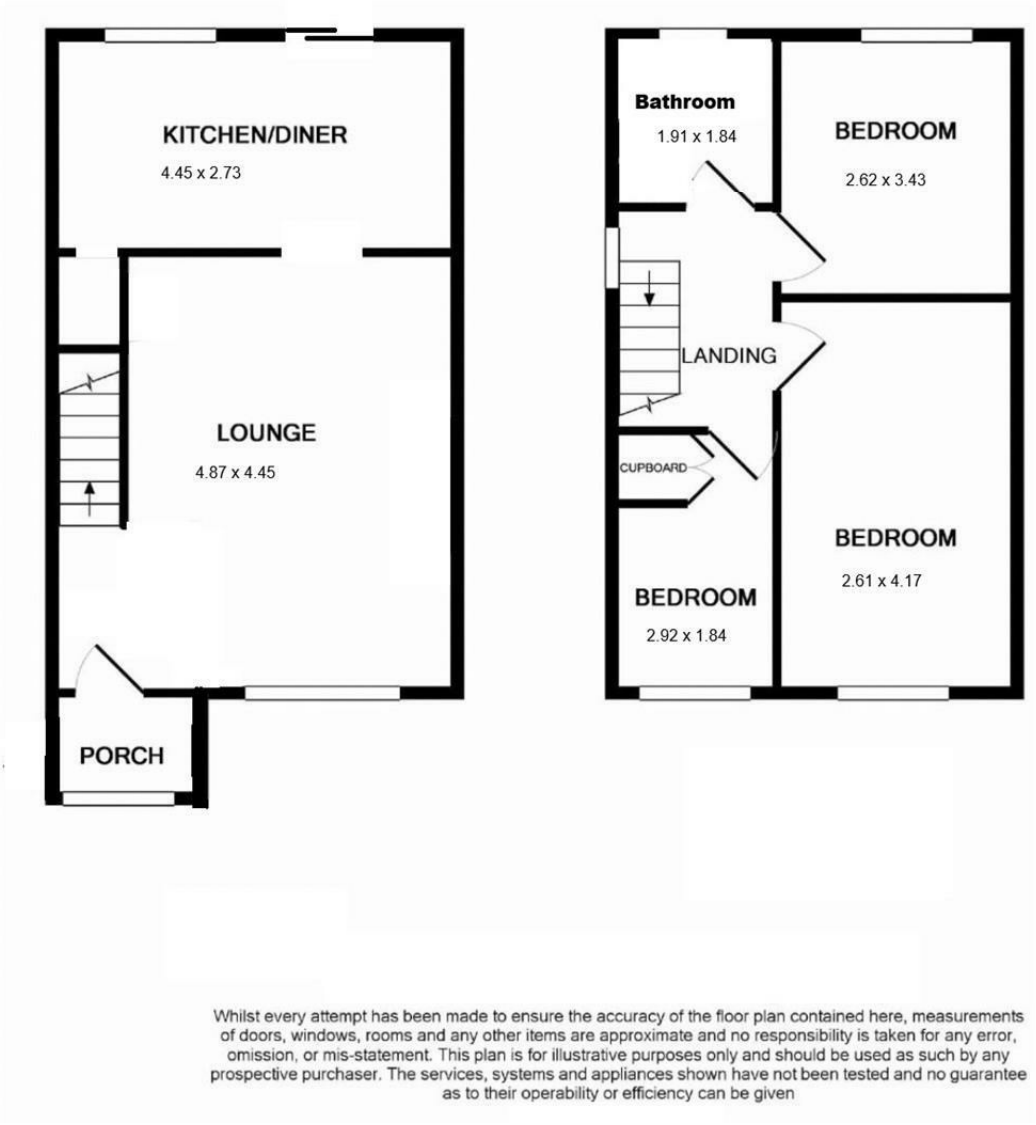


GARDEN



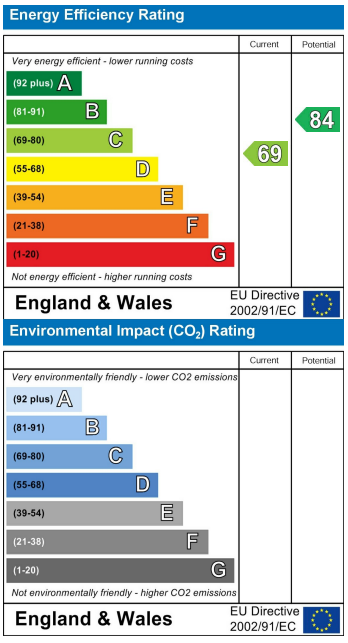
OUTSIDE





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given





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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