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First class buys at **second hand prices**



**556 Sutton Heath Road,
St Helens WA9 5HU**

Offers over £130,000

- **Modern detached family home**
- **Offers good sized accommodation**
- **Three bedrooms, family bathroom**
- **Off street parking for several vehicles**

For more information Call: **0800 559 3501**
or email: **info@partexchangebargains.co.uk**

Property reference: PXB052

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Rowland



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ENTRANCE HALL

Entrance via white UPVC part glazed door with glazed side panel. Staircase leading to first floor. Understairs storage area. Laminate wood effect flooring. GCH radiator.

LOUNGE

4.30m x 3.30m (14' 1" x 10' 10") Approx.

Double glazed picture window to front elevation. Laminate wood effect flooring. Coved ceiling and ceiling lights. Fitted gas fire set in feature fire surround with back and hearth. GCH radiator.

DINING ROOM

3.30m x 3.30m (10' 10" x 10' 10") Approx.

Laminate wood effect flooring. Double glazed patio doors leading to garden.

KITCHEN

3.30m x 3.30m (10' 10" x 10' 10") Approx.

Double glazed picture window to rear elevation. Linoleum flooring. Part tiled walls. Feature coloured block window to side elevation. A range of base and wall cupboards. Built-in oven and hob. Extractor fan. One and a half bowl stainless steel sink unit with single drainer. Plumbing for automatic washing machine. Vent for tumble dryer. GCH radiator.

LANDING

Double glazed windows to side and front elevations. GCH radiator.

MASTER BEDROOM

4.10m x 3.30m (13' 5" x 10' 10") Approx.

Double glazed picture window to front elevation. GCH radiator.

BEDROOM (2)

3.60m x 3.90m (11' 10" x 12' 10") Approx.

Double glazed picture window to rear elevation. GCH radiator.

BEDROOM (3)

3.30m x 3.10m (10' 10" x 10' 2") Approx.

Double glazed picture window to rear elevation. GCH radiator.

BATHROOM

Double glazed window to rear elevation. Three piece bathroom suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Heated towel rail.

FRONT GARDEN

Enclosed by high brick walled boundary with double vehicle access gates offering the property much privacy. Extensive paved driveway suitable for parking several vehicles. Raised lawned area with floral borders.

REAR GARDEN

Fully enclosed with timber fenced boundaries. Lawned area with plant and shrub borders. Raised decked area. Paved walkways and Patio area. Garden shed.



TERMS AND CONDITIONS: Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements are approximate. Fixture, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. All photographs shown are for general guidance only and it cannot be inferred that any item shown is included in the sale.