



10 Malt House Court  
Windle, St. Helens, WA10 6DJ

Offers In Region Of £450,000

EPC Rating 'TBC'

## Property Description

Located off the main Rainford road in the highly regarded district of the borough, this four bedroom detached residence is very spacious throughout with good proportioned accommodation.

Both Bleak Hill and St Thomas of Canterbury schools are within walking distance and access to the A580 East Lancashire and Bypass are both met with ease.

The layout briefly comprises:- Reception hallway, Large lounge overlooking the rear garden, Dining room and Fitted breakfast kitchen with ample room for dining.

The first floor leads to four bedrooms, the master having a good size en suite bathroom and a family bathroom.

Outside there is an open plan area to the front with ample parking and the rear is mainly paved with fence boundaries.

On a particular note, the property is offered with no upward chain.

#### **ENTRANCE HALLWAY**

Double glazed entrance door and window, radiator and staircase leading up to the first floor.

#### **CLOAKROOM**

Comprising of a low level WC, wash hand basin set in a vanity unit and a radiator.

#### **LOUNGE**

Two double glazed windows, double glazed French doors leading to the rear gardens, electric fire set in a feature fire surround, wall light points, coved ceiling and a radiator.

#### **DINING ROOM**

Double glazed bow window, coved ceiling and a radiator.

#### **KITCHEN**

Double glazed window and door leading the rear garden, the kitchen is fitted with a range of wall and base units with complementary work surfaces, integrated fridge, freezer and dishwasher, a built in oven and hob, electric cooker point, partially tiled walls, ceramic floor tiles, coved ceilings and a radiator.

#### **LANDING AREA**

Built in storage cupboard and radiator.

#### **BEDROOM ONE**

Three double glazed windows, two generous sized fitted cupboards, television point and a radiator.

#### **EN-SUITE**

Double glazed window, low level WC, wash hand basin set in a vanity unit, panelled bath, ceramic floor tiles and heated towel rail.

#### **BEDROOM TWO**

Double glazed window, wood effect flooring and radiator.

#### **BEDROOM THREE**

Double glazed window, wood effect flooring and a radiator.

#### **BEDROOM FOUR**

Double glazed window, wood effect flooring and a radiator.

#### **BATHROOM**

Fitted bathroom comprising of low level WC, wash hand basin set in a vanity unit, panelled bath, separate step in shower cubicle, fully tiled walls and heated towel rail.

#### **FRONT GARDEN**

Mainly paved with a driveway providing off road parking for multiple vehicles.

#### **REAR GARDEN**

Hardstanding with a patio area and paved walkways and fence boundaries with gated access.

#### **GARAGE**

Electric up and over door, boiler, plumbing for automatic washing machine and space for tumbler dryer.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements