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Marina Avenue, St. Helens, WA9 3TA

Offers In The Region Of £165,000

We are pleased to offer for sale this semi detached family home overlooking Sutton Park and conveniently located for local amenities, sought after schools and transport links. The accommodation is one to put your own stamp on and briefly comprises of to the ground floor, entrance hallway, lounge, dining room and kitchen. To the first floor are three good sized bedrooms, a shower room and separate wc. Externally the property has a well maintained garden to the rear and paved gated driveway to the front. Offered with no chain, viewing is highly recommended and can be arranged via our office or by calling 01744 24341.



Entrance Hallway

Door to front, stairs to first floor, radiator

Lounge

12'03 x 13'08 (3.73m x 4.17m)

Double glazed window to front aspect, feature fireplace, radiator

Dining Room

11'03 x 12'08 (3.43m x 3.86m)

Patio doors to rear, radiator, feature fireplace

Kitchen

7'09 x 9'09 (2.36m x 2.97m)

Double glazed window to side aspect, door to rear side, range of wall and base units, stainless steel sink unit, gas hob, electric oven, overhead extractor fan, plumbed for washing machine, integrated fridge, integrated freezer, fully tiled walls, vinyl flooring, storage/pantry (under stairs)

Landing

Stained glass window to side aspect

Bedroom One

9'09 x 13'11 (2.97m x 4.24m)

Double glazed window to front aspect, radiator, fitted wardrobes

Bedroom Two

11'04 x 12'08 (3.45m x 3.86m)

Double hglazed window to rear aspect, radiator, fitted wardrobes

Bedroom Three

8'04 8'05 (2.54m 2.57m)

Double glazed window to front aspect, radiator

Shower Room

5'05 x 8'00 (1.65m x 2.44m)

Double glazed window to rear aspect, stand in shower cubicle, hand wash basin, heated towel rail, fully tiled walls, laminate flooring

WC

Double glazed window to rear aspect, laminate flooring, part tiled walls, low level wc

Externally

Good sized rear garden with flagged area, laid to lawn, fenced boundaries with boarders, shrubs and trees, shed

Paved gated driveway to front



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
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