



**11 Deerfield Close, Blackbrook, WA9 1HJ**

**£170,000**

**David** *Davies* **Collection**

# 11 Deerfield Close, Blackbrook, WA9 1HJ

- EPC:C
- Three Bedroomed
- Modern Family Home
- Beautiful Interiors
- Low Maintenance Exteriors
- Ground Floor W.C

It is with great pleasure that we bring to the market this stunning modern three bedroomed family home, which is simply 'ready to move into'

Presented beautifully throughout is a credit to its present owners, offering traditional living over two floors.

With UPVC double glazing and gas fired central heating, externally to the front the property is block paved offering maximum off road parking and access to a detached brick garage and side access to the rear garden.

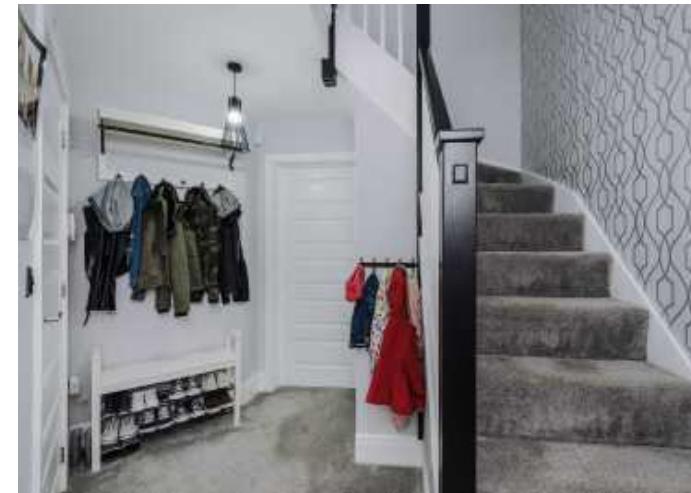
Internally the property offers a welcoming entrance hallway with access to the 'open plan' modern spacious kitchen/dining area with integrated appliances to include microwave, washer/dryer, dishwasher, fridge freezer and eye level oven. there are high gloss wall and base units with contrasting work surface areas and rear garden access.

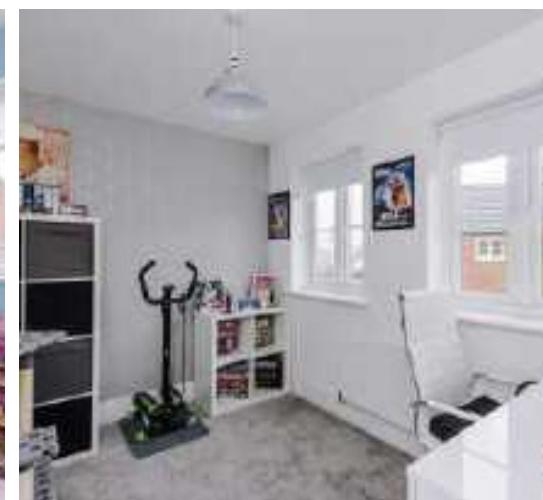
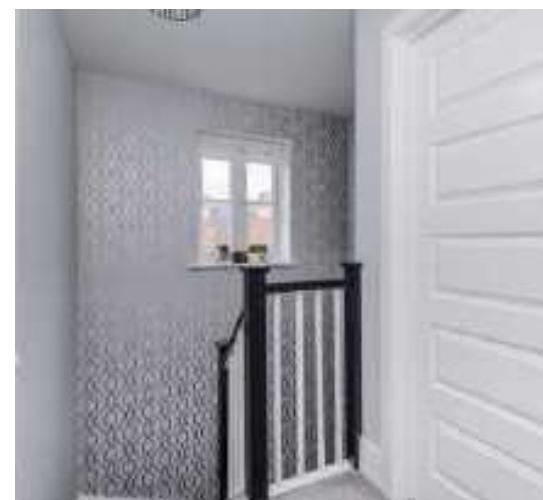
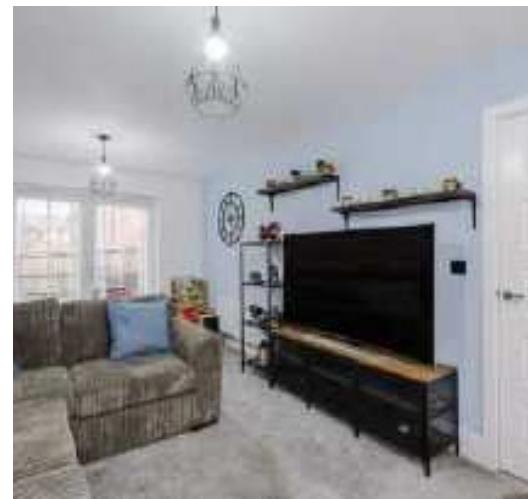
Further from the hallway is the modern lounge with dual aspect windows. There is also a w.c to the ground floor.

To the first floor to the front of property is the master bedroom with en-suite facilities to include a double shower enclosure. There are two further spacious bedrooms, one is currently used as a home office. Finally is a spacious four piece family bathroom which includes a separate shower cubicle.

The rear garden offers low maintenance, for busy families, with a large patio area and artificial lawn.

The property is well located in a popular collection of properties, is well placed for access to the A580 East Lancashire Roads, which links onwards to most North West motorways. Locally the bus route through to St Helens is close by and for families wishing to access the







**Ground Floor**

Approx. Floor  
Area 508 Sq.Ft  
(47.2 Sq.M.)



**First Floor**

Approx. Floor  
Area 503 Sq.Ft  
(46.7 Sq.M.)

### Deerfield Close

**Total Approx. Floor Area 1011 Sq.ft. (93.9 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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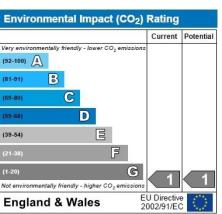
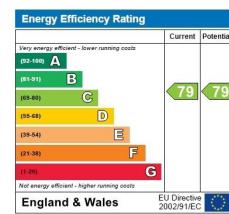


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MAB 8175



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