



## 41 Ilfracombe Road, St. Helens, WA9 4NB

### £210,000

Nestled in the sought-after area of Sutton Leach, St. Helens, this charming extended semi-detached house on Ilfracombe Road offers a delightful blend of comfort and modern living. Built in 1968, with the extension the property boasts an impressive 1,076 square feet of well-designed space, making it an ideal family home.

The house features three spacious bedrooms, providing ample room for relaxation and rest. The three reception areas/rooms are perfect for entertaining guests or enjoying family time, allowing for versatile use of space. The modern kitchen and bathroom have been thoughtfully updated, ensuring that you can enjoy contemporary conveniences while maintaining the character of the home.

Outside, the property benefits from off-road parking, a valuable asset in this popular area. Additionally, an outbuilding offers extra storage or potential for a workshop, catering to various needs.

Conveniently located within walking distance to the main line rail station, this home is perfect for commuters seeking easy access to nearby towns and cities. The surrounding neighbourhood is well-regarded, making it an attractive option for families and professionals alike.

In summary, this semi-detached house on Ilfracombe Road presents a wonderful opportunity to acquire a modern and spacious family home in a desirable location. With its blend of practicality and charm, it is sure to appeal to a wide range of buyers.

## Ground Floor

### Entrance Hall

uPVC double glazed window to the front. uPVC double glazed front door. Radiator. Stairs to the first floor.

### Lounge

4.00m x 3.76m (13' 1" x 12' 4") uPVC double glazed window to the front. Living flame gas fire. Radiator. Open arch to the dining area.

### Dining Area

3.05m x 2.53m (10' 0" x 8' 4") Open arch to the study area.

### Study Area

2.38m x 2.09m (7' 10" x 6' 10") uPVC double glazed window to the rear. Radiator.

### Extended Kitchen

5.48m x 2.25m (18' x 7' 5") Fitted with a range of modern base and wall units with co-ordinated work surfaces. Stainless steel single drainer sink unit with hot and cold water mixer tap. Tile splash backs. Tile flooring. Storage cupboard. Radiator. uPVC double glazed window to the side. uPVC double glazed window and door to the rear garden

## First Floor

### Landing

uPVC double glazed opaque window to the side of the property. Access to all of the first floor rooms and to the loft via a hatch.

### Bedroom One

3.90m x 2.75m (12' 10" x 9' 0") uPVC double glazed window to the front. Radiator.

### Bedroom Two

3.22m x 2.79m (10' 7" x 9' 2") uPVC double glazed window to the rear. Radiator.

### Bedroom Three

2.65m x 1.98m (8' 8" x 6' 6") uPVC double glazed window to the front. Radiator. Over stairs cupboard housing a combination boiler.

### Bathroom

Fitted with a three piece suite including a low level WC and a pedestal wash basin. Panel bath with a MIRA electric shower. Part tiled walls. Tile flooring. Radiator. uPVC double glazed opaque window to the rear.

## Exterior

### Front Garden

A low brick wall borders the pavement with gated access to the drive. There is room for parking to the side of the property.

### Rear Garden

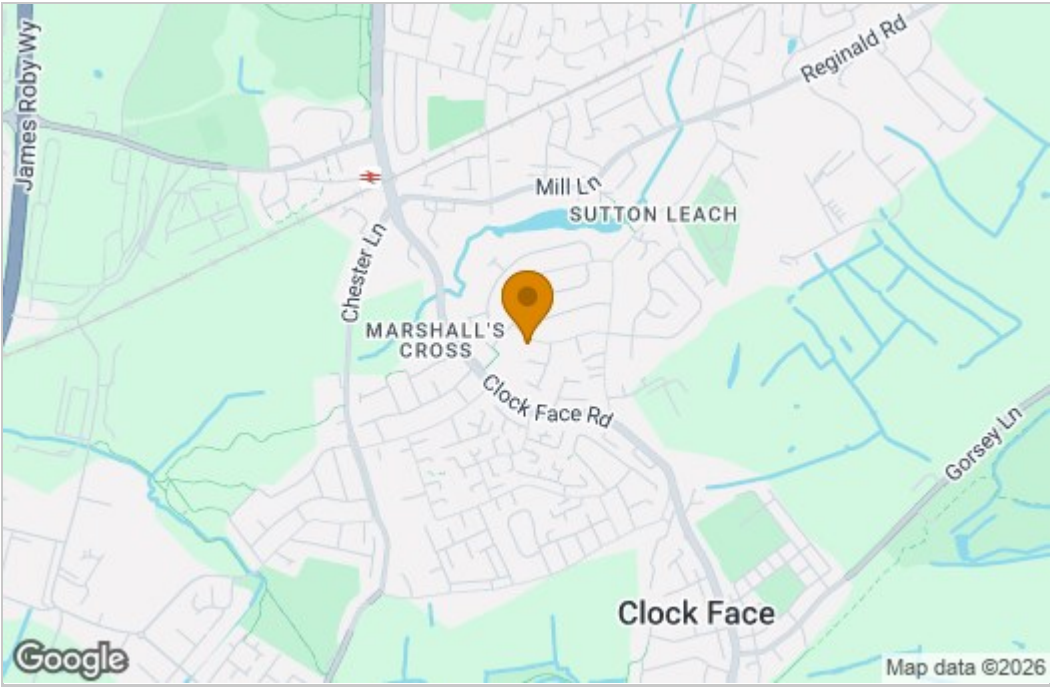
The rear garden is enclosed and has a paved area leading to a lawned area. There is access via the side of the property.

### Outbuilding

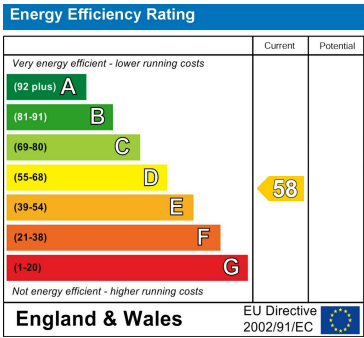
A garage conversion with access from the garden.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.