



## 32 Sorrel Way, St. Helens, WA9 4YN

### £190,000

Nestled in the desirable area of Clock Face, St. Helens, this modern semi-detached house on Sorrel Way offers a perfect blend of comfort and convenience. Built in 2013, the property boasts a generous living space of 1,001 square feet, making it an ideal home for families or professionals seeking a contemporary lifestyle.

The house features three well-proportioned bedrooms, providing ample space for relaxation and privacy. With two modern bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. The heart of the home is undoubtedly the stylish kitchen, which is designed for both functionality and aesthetics, making it a delightful space for cooking and entertaining.

Step outside to discover an enclosed garden to the rear, perfect for enjoying the outdoors in a private setting. This space is ideal for children to play or for hosting summer barbecues with friends and family. Additionally, the property benefits from off-road parking, providing convenience and peace of mind.

Situated in a handy location, this home offers easy access to local amenities, schools, and transport links, making it a practical choice for those commuting or seeking a vibrant community. This semi-detached house is not just a property; it is a place where memories can be made. Don't miss the opportunity to make this lovely house your new home.

Entrance Hallway - Door to front aspect, and radiator.

Downstairs Wc - UPVc double glazed window to front aspect, low level w.c, pedestal hand wash basin, radiator, and tiled splash back.

Lounge - 5.49m x 3.66m (18'0 x 12'0) - UPVc double glazed window to front aspect, stairs to first floor, storage cupboard, laminate flooring, and two radiators.

Kitchen/ Dining Room - 5.49m x 2.49m (18'0 x 8'2) - UPVc double glazed window to rear aspect, UPVc double glazed double doors to rear garden, range of wall and base units, 1 1/2 sink unit with mixer taps, integral gas hob and electric oven with over head extractor fan, plumbed for automatic washing machine, and laminate flooring.

First Floor Landing - Radiator.

Bedroom One - 3.07m x 2.84m (10'1 x 9'4) - UPVc double glazed window to front aspect, and radiator.

En-Suite - UPVc double glazed window to side aspect, stand in shower cubicle, low level w.c, pedestal hand wash basin, part tiled walls, and radiator.

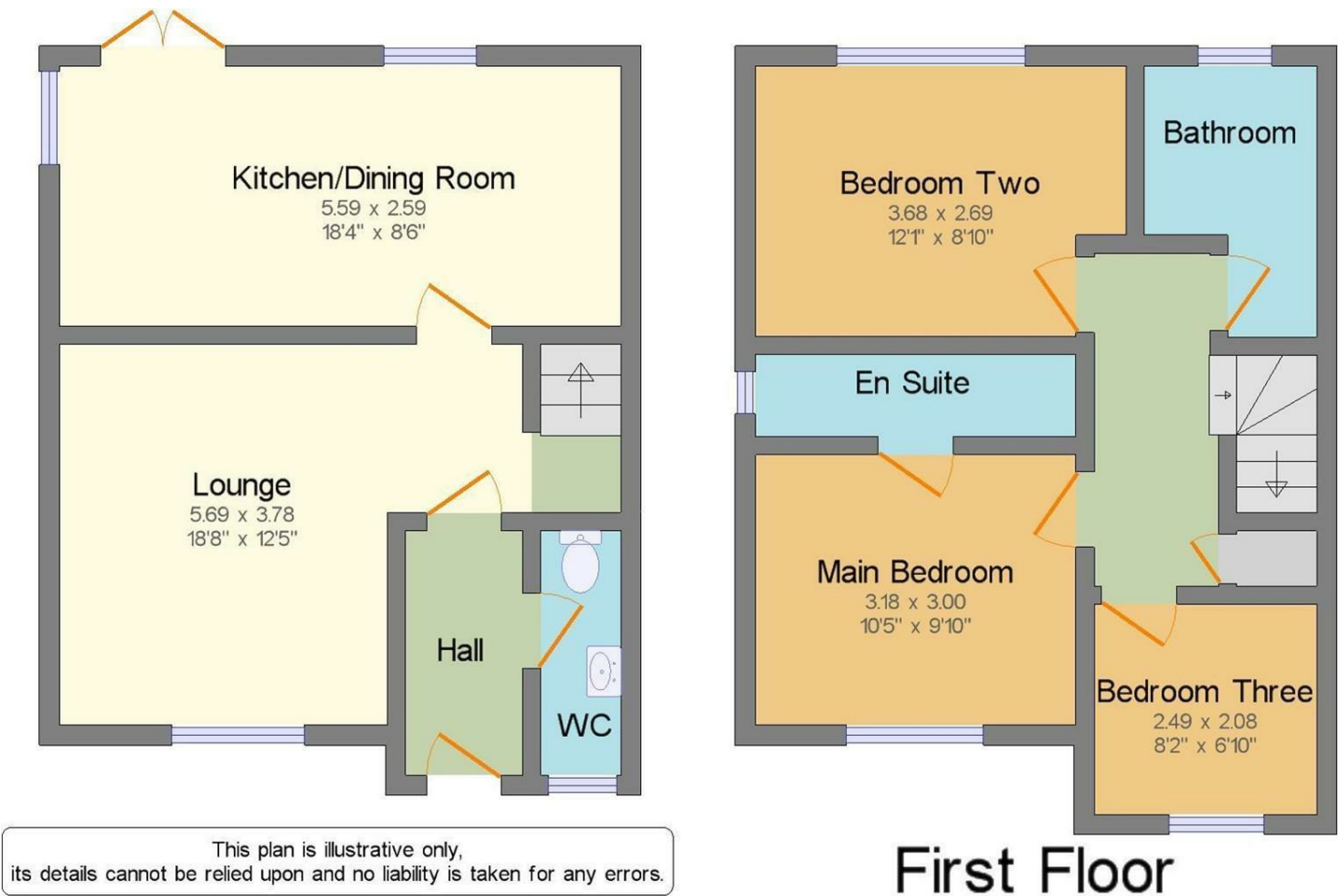
Bedroom Two - 3.58m x 2.57m (11'9 x 8'5) - UPVc double glazed window to rear aspect, and radiator.

Bedroom Three - 2.13m x 2.06m (7'0 x 6'9) - UPVc double glazed window to front aspect, and radiator.

Family Bathroom - UPVc double glazed window to rear aspect, radiator, loft access, low level w.c, pedestal hand wash basin, panelled bath, and part tiled walls.

External - Gardens to the front and rear with the front having small stoned area. To the rear is a enclosed garden with fenced boundaries, lawn area, and a selection of shrubs and plants. There is a good sized driveway leading down the side of the property for off street parking.

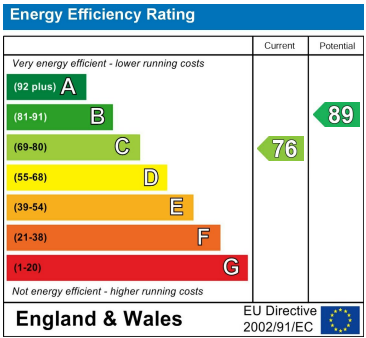
Floor Plan



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.