



## 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

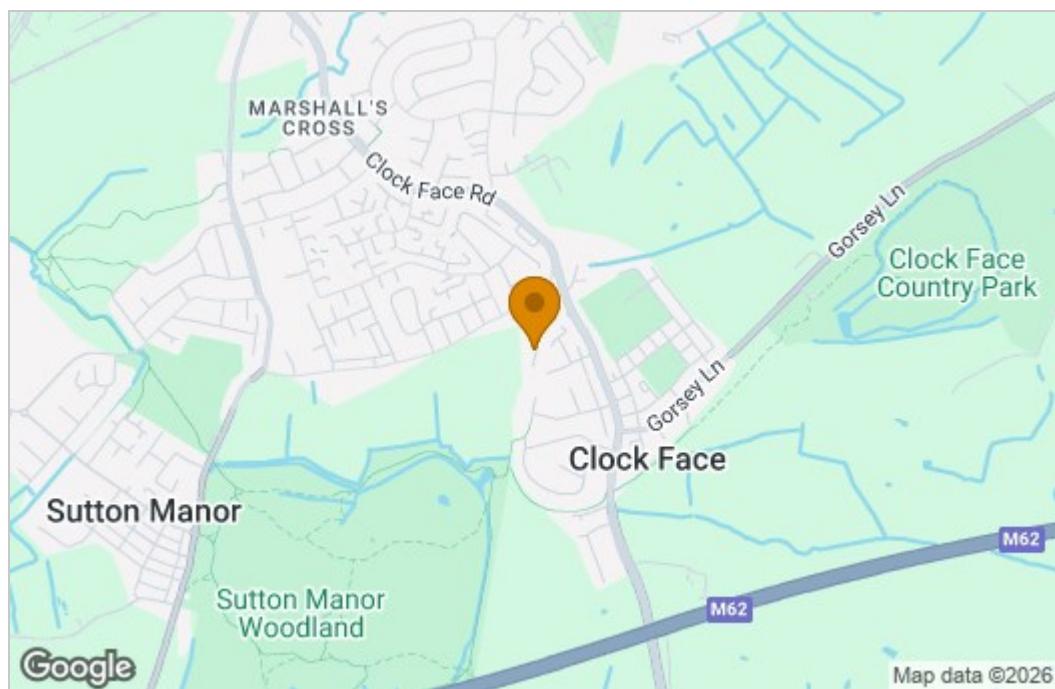


This plan is illustrative only,  
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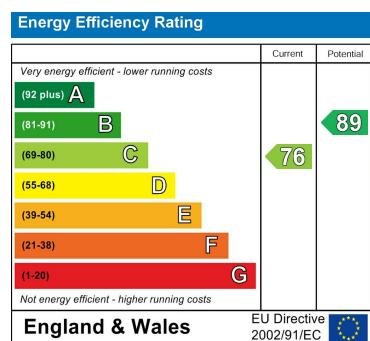
## First Floor

## Ground Floor

### Area Map



### Energy Efficiency Graph



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