



Leach Lane, St. Helens, Merseyside WA9 4PQ
Asking Price £269,999



****LAST ONE REMAINING****Nestled in the charming area of Sutton Leach, St. Helens, this stunning semi-detached house in The Gardens offers a perfect blend of modern living and comfort. As part of a brand new development, this property is the last available house, making it a unique and final opportunity for prospective buyers to get their hands on one of these brilliant new homes.

Spanning an impressive 1,110 square feet, the home features three well-proportioned bedrooms, ideal for families or those seeking extra space. The property boasts an inviting reception room, providing ample room for relaxation and entertaining guests. The heart of the home is undoubtedly the contemporary kitchen, which comes equipped with integrated appliances and elegant French doors that open onto the garden, seamlessly blending indoor and outdoor living.

The house is designed with eco-friendly features, ensuring a sustainable lifestyle while maintaining modern conveniences. With driveway parking available for two vehicles, convenience is at your doorstep. Situated in a peaceful cul-de-sac, this property offers a tranquil environment, perfect for unwinding after a busy day.

This semi-detached home is available to buy immediately and comes with no chain, making the purchasing process straightforward and hassle-free. Whether you are a first-time buyer or looking to upgrade, this property presents an excellent opportunity to secure a beautiful new home in a desirable location. Don't miss your chance to make this exceptional house your own.

LOUNGE
19'0" x 11'1" (5.80 x 3.40)

KITCHEN/DINER
18'2" x 11'3" (5.55 x 3.45)

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

BEDROOM 1
15'7" x 10'2" (4.75 x 3.10)

BEDROOM 2
14'9" x 10'2" (4.50 x 3.10)

BEDROOM 3
12'1" x 7'6" (3.70 x 2.30)

