



JB&B LEACH

SALES - LETTINGS - AUCTIONS - SURVEYS



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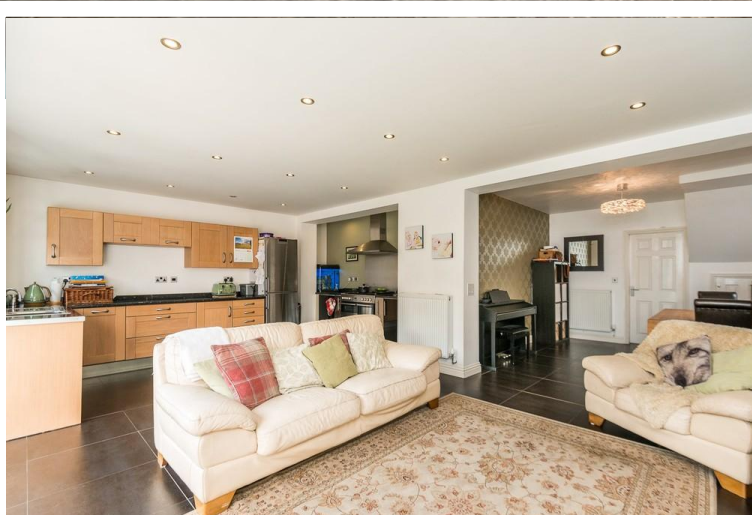
63 Windle Grove

Windle, St. Helens, WA10 6HP

Offers In Region Of £315,000

EPC Rating D





Property Description

JB&B Leach are pleased to offer for sale this substantial extended 4 bedroom semi detached house situated on this much sought after "horse shoe development" off the main Bleak Hill Road in the heart of Windle convenient for all local amenities including many sought after schools an within reach of both St Helens Town Centre and the A580 East Lancashire Road and associated motorway networks. The property is a credit to its present owners making internal inspection essential to fully appreciate the family sized accommodation which briefly comprises; entrance porch way leading to the reception hallway thereafter the lounge, dining area leading through to the fitted dining kitchen, separate utility with ground floor cloaks WC and a side ante space access the integral garage and rear garden. On the first floor there are 4 well proportioned bedrooms the master of which boasts an en-suite shower



room together with a separate 3 piece family bathroom suite. Access to the loft lounge is via a separate staircase from the first floor landing area, the loft lounge has been constructed in an L shape benefiting from 3 velux roof lights measure 21'6 x 15'10 overall providing useful extra family space. Early viewing is advised of this truly rare purchase and can be arranged via our town centre show room.

ENTRANCE PORCHWAY

PVCu double glazed entrance door with side panels, spot lighting, ceramic floor tiles

RECEPTION HALLWAY

Composite double glazed entrance door with side panels, dog leg spindle staircase to 1st floor, telephone point, meter cupboard, radiator, coved ceilings, ceramic floor tiles



CLOAKS WC

Low level WC, wash hand basin, splash back tiling, extractor fan, heated towel, spot lighting

LOUNGE

19' 8" x 11' 9" (5.99m x 3.58m) into bay PVCu double glazed bay window, wood burner set in a feature brick fire surround, television point, coved ceiling, radiator



DINING AREA

11' 6" x 10' 6" (3.51m x 3.2m) PVCu double glazed window, leading through to the rear dining kitchen, under stairs storage cupboard area, radiator, ceramic floor tiles

DINING KITCHEN

21' 9" x 15' 10" (6.63m x 4.83m) measured overall Mixer taps set over a stainless steel single drainer 1 1/2 bowl sink unit, range of integrated dishwasher, base and wall units, work surfaces, stainless steel built in hood, PVCu double glazed window and rear bi folding 4 panel patio doors leading to the rear gardens, spot lighting, gas cooker point, 2 radiators





UTILITY ROOM

8' 2" x 6' 8" (2.49m x 2.03m) Plumbing for automatic washer, spot lighting, PVCu double glazed window, work surfaces, extractor fan, radiator

ANTE SPACE

leading to the rear garden and integrated garage

LANDING AREA

PVCu double glazed window, spindle balustrade, coved ceilings



MASTER BEDROOM

10' 6" x 10' 2" (3.2m x 3.1m) PVCu double glazed window, built in wardrobes, television point, coved ceilings, radiator

EN-SUITE SHOWER ROOM

3 piece white suite comprising; step in shower cubicle with mixer unit, wash hand basin set in vanity unit, low level WC, fully tiled walls, spot lighting, PVCu double glazed window, heated towel rail, ceramic floor tiles, extractor fan



BEDROOM 2

13' 4" x 12' 0" (4.06m x 3.66m) into bay PVCu double glazed bay window, coved ceilings, built in walk in wardrobe, radiator

BEDROOM 3

12' 8" x 11' 10" (3.86m x 3.61m) PVCu double glazed window, built in wardrobe, coved ceiling, radiator

BEDROOM 4

10' 4" x 8' 2" (3.15m x 2.49m) PVCu double glazed window, built in wardrobe over bulk head, coved ceilings, radiator



L SHAPED LOFT LOUNGE

21' 6" x 15' 10" (6.55m x 4.83m) measured overall 3 double glazed velux roof lights, storage into eaves, television point, spot lighting, radiator

FAMILY BATHROOM

13' 4" x 5' 4" (4.06m x 1.63m) 3 piece white suite comprising; Jacuzzi style panelled bath, wash



hand basin set in vanity unit, low level WC, fully tiled walls, heated towel rail, PVCu double glazed window, spot lighting, ceramic floor tiles, extractor fan

FRONT GARDEN AREA

Paved driveway providing ample hard standing, lawned area, mature flower tree and shrub border, rockery, fence and brick wall boundaries, courtesy and security lighting

GOOD SIZE REAR GARDEN

Lawned area, mature flower tree and shrub border, large patio area, paved walkways, fence boundaries, security lighting water tap, outside power supply



GARAGE AREA

14' 0" x 8' 6" (4.27m x 2.59m) Integral brick construction, roller shutter doorway, power and lighting, personal door, wall mounted combination gas fired boiler

PARKING

Ample off road parking to the side

HEATING SYSTEM

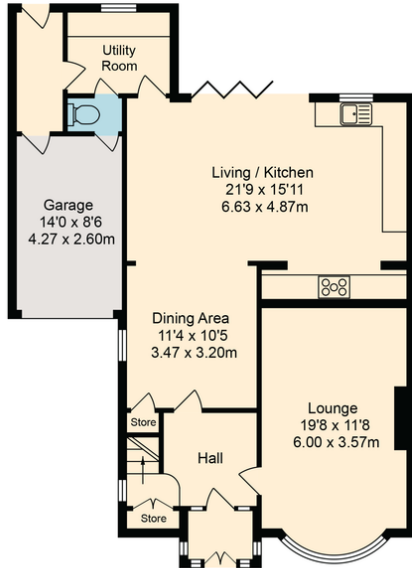
Vaillant combination gas fired boiler to radiator



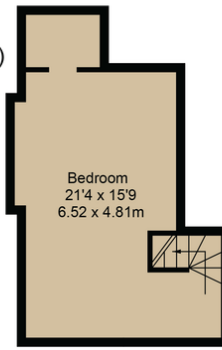
Windle Grove, St. Helens

Total Approx. Floor Area 2088 Sq.ft. (194.0 Sq.M.)

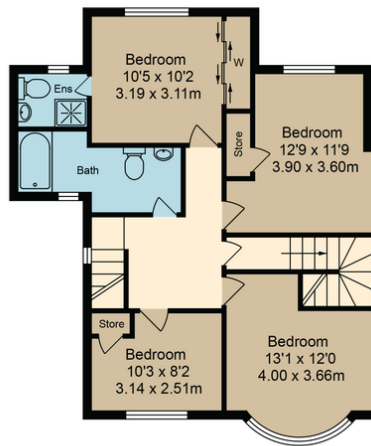
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



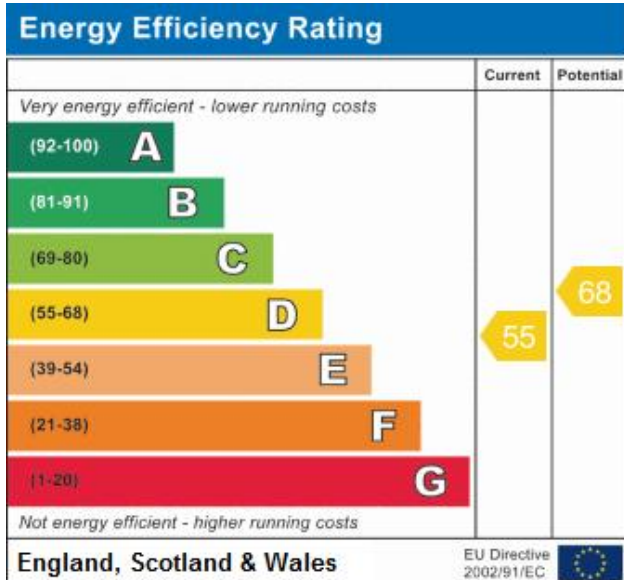
Ground Floor
Approx. Floor Area 1033 Sq.Ft (96.0 Sq.M.)



Second Floor
Approx. Floor Area 323 Sq.Ft (30.0 Sq.M.)



First Floor
Approx. Floor Area 732 Sq.Ft (68.0 Sq.M.)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements