



Pilkington Street, St. Helens, Merseyside WA11 8HG  
£485,000





New to the market! We are delighted to offer for sale this individually designed, modern detached property with accommodation set over three floors, with high quality fixtures and fittings. Located in the sought after area of Rainford close to shops, schools, amenities and well regarded primary and high schools.

The property was built circa 2004 and offers spacious accommodation throughout with generous room proportions and has an array of high quality fixtures and fittings including air conditioning and CCTV.

Briefly comprising of; entrance hall, cloakroom, study, dining room, lounge, kitchen/Breakfast room and utility room. To the first floor there is the master bedroom plus dressing room and en suite bathroom, bedroom 2 with en suite, plus a further two bedrooms and family bathroom. Located on the top floor there is a further two bedrooms and 'Jack and Jill' en suite bathroom.

To the front there is a brick built boundary wall with off street parking for several vehicles and lawn area to the front, rear garden and detached garage.

Viewing essential!





**ENTRANCE HALL**

18'4" x 11'1" (5.59 x 3.4)

Triple glazed front door with side panel, Italian stone Travertine flooring, radiator, solid oak spindle sidewinder staircase, under stairs storage cupboard, double oak doors lead to the lounge and the dining room.

**CLOAKROOM**

4'11" x 4'5" (1.52 x 1.35)

Wash hand basin and wc, radiator, part tiled walls, Italian stone Travertine tiled floor.

**DINING ROOM**

11'8" x 9'6" (3.56 x 2.9)

Double glazed bay window to the front, radiator.

**SNUG**

10'11" x 10'7" (3.33 x 3.23)

Double glazed window to the front and two double glazed windows to the side, radiator.

**LOUNGE**

23'5" x 12'7" (7.16 x 3.86)

Two double glazed windows to the front and two double glazed windows to the side, 'Bell Fire' remote controlled 3 sided gas fire, radiator, air conditioning.

**KITCHEN/BREAKFAST ROOM**

22'4" x 17'7" (6.83 x 5.38)

Comprising a range of base and wall units with complimentary granite work surfaces over, 11/2 bowl sink unit, integrated dishwasher, inset 5 ring gas hob with extractor hood over, inset double oven, double glazed french doors to the rear, air conditioning unit, radiator, tiled floor, two double glazed windows to the rear, tall radiator.

**UTILITY ROOM**

7'4" x 5'1" (2.26 x 1.55)

Double glazed obscure window to the side, radiator, wall mounted gas central heating boiler, part tiled walls and tiled floor, 11/2 bowl sink unit with wall and base units, plumbing for washing machine.

**FIRST FLOOR**

Solid oak spindle and return balustrade sidewinder stairs, ceiling lights, airing cupboard housing CCTV screen and monitor. radiator, stairs lead to the second floor.

**MASTER BEDROOM**

18'4" x 10'9" (5.59 x 3.28)

Double glazed french doors to rear landing lead onto a small balcony with 'Juliette' railings and standing area, ceiling lights, air conditioning unit, radiator, archway to the dressing room.

**DRESSING ROOM**

11'3" x 8'7" (3.43 x 2.62)

Wall to wall range of fitted wardrobes, ceiling lights.

**EN SUITE**

10'7" x 8'7" (3.23 x 2.64)

Two double glazed obscure windows to the rear, white double shower cubicle with two shower heads/steam room, wc, double wash hand basin vanity unit, ceiling light, tiled floor, designer radiator.

**BEDROOM TWO**

12'5" x 10'5" (3.81 x 3.2)

Double glazed window to the front elevation, ceiling light, radiator.

**EN SUITE**

9'6" x 8'5" (2.92 x 2.59)

Two double glazed obscure windows to the front, White Jacuzzi air bath, wash hand basin and wc, separate shower cubicle, ceiling lights, part tiled walls and tiled floor, heated towel rail.

**BEDROOM THREE**

12'5" x 11'1" (3.81 x 3.4)

Two double glazed windows to the rear, radiator.

**BEDROOM FOUR**

11'3" x 10'5" (3.43 x 3.2)

Two double glazed windows to the front, radiator.

**FAMILY BATHROOM**

8'5" x 6'0" (2.59 x 1.83)

Double glazed obscure window to the front, white shower cubicle, wc, wash hand basin, ceiling lights, part tiled walls and tiled floor, radiator.

**SECOND FLOOR**

Landing with solid oak spindle staircase, double glazed Velux window, loft access point, air conditioning unit, eaves storage.

**BEDROOM FIVE**

15'5" x 11'8" (4.72 x 3.56)

Double glazed Velux window to the front elevation, ceiling lights in sloping ceiling, radiator.

**JACK AND JILL EN SUITE BATHROOM**

10'2" x 5'4" (3.12 x 1.63)

Double glazed Velux window to the front, white shower cubicle, wc, twin wash hand basin eaves, storage, ceiling lights, part tiled walls, radiator.

**BEDROOM SIX**

15'5" x 11'3" (4.72 x 3.45)

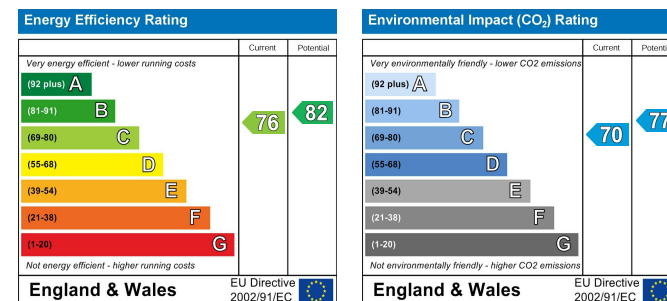
Double glazed Velux window to the front, ceiling lights, radiator.











#### IMPORTANT NOTE TO PURCHASERS

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