



JB&B LEACH

SALES - LETTINGS - AUCTIONS - SURVEYS



www.jbbleach.com



30 The Spires

Eccleston, St. Helens, WA10 5GA

Offers In Excess Of £399,950

EPC Rating 'C'





Property Description

JB&B Leach are pleased to offer for sale this truly superior 4 bedroom detached family residence situated on this much sought after residential development off the main Church Lane convenient for all local amenities including many sought after schools and within reach of both St Helens Town centre and the A580 East Lancashire Road and associated motorway networks. The property is credit to its present owner making internal inspection essential to fully appreciate the well appointed executive style accommodation which briefly comprises; reception hallway with cloaks WC leading to the lounge, sitting room, separate fitted breakfast kitchen opening to a rear sun lounge. On the first floor there are 4 well proportioned bedroom the master of which boasts an en-suite shower room together with a separate 3 piece family bathroom suite. The property also boasts gas fired central



heating, PVCu double glazing an integral brick double garage and well proportioned gardens to front and rear. Early viewing is advised and viewings can be arranged via our Town centre show room.

RECEPTION HALLWAY

Composite Double glazed entrance door with side panels, understairs storage cupboard, coved ceilings incorporating spot lighting, karndean flooring and feature vertical radiator.

CLOAKROOM/W.C

PVCu Double glazed window, low level WC, wash hand basin set in vanity unit, extractor fan, fully tiled walls, ceramic floor tiles and heated towel rail.



LOUNGE

17' 10" x 11' 7" (5.44m x 3.53m) Approx Two PVCu double glazed windows, electric fire set in feature fire surround, television point, coved ceiling incorporating spot lighting and feature vertical radiator.

SITTING ROOM

15' 8" x 9' 8" (4.78m x 2.95m) Approx PVCu double glazed window and french door leading to rear gardens, television point, coved ceiling incorporating spot lighting, karndean flooring and twin feature vertical radiator.



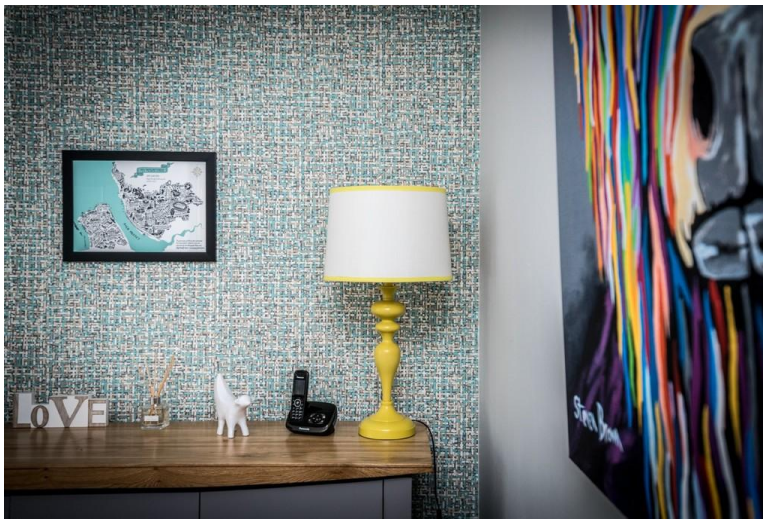
SUN LOUNGE

15' 4" x 14' 8" (4.67m x 4.47m) Approx Three Double glazed windows and french doors leading to the rear gardens, cathedral roof incorporating 4 velux roof lights, karndean flooring and feature vertical radiator.



BREAKFAST KITCHEN

14' 2" x 10' 10" (4.32m x 3.3m) Approx Mixer taps set over a corian central island, range of base and wall units, integrated fridge, freezer and dishwasher, "bosch" built in oven, hob and hood, built in microwave and wine cooler, breakfast bar, panelled walls, instant hot water tap, spot lighting, concealed central roof lighting and karndean flooring.



UTILITY ROOM

6' 4" x 5' 10" (1.93m x 1.78m) Approx Side double glazed door leading to the rear garden, mixer taps set over a stainless steel single drainer sink unit, range of base and wall cupboards, work surfaces, plumbing for automatic washing machine, extractor fan, karndean flooring and radiator.

LANDING AREA

PVCu double glazed window, access to roof space via drop ladder, feature glazed ballustrade, airing cupboard, coved ceiling and radiator.



MASTER BEDROOM

16' 4" x 11' 7" (4.98m x 3.53m) Approx Three PVCu double glazed windows, fitted wardrobes incorporating spot lights, television point and radiator.

ENSUITE SHOWER ROOM

PVCu double glazed window, 3 piece white suite, step-in oversized shower cubicle with mixer unit, wash hand basin set in vanity unit, low level WC, fitted cupboard, extractor fan, shaver point, spot lighting, fully tiled walls and heated towel rail.



BEDROOM TWO

11' 4" x 9' 8" (3.45m x 2.95m) Approx PVCu double glazed window, built in wardrobes and radiator.

BEDROOM THREE

10' 0" x 8' 10" (3.05m x 2.69m) Approx PVCu double glazed window, built in wardrobes and radiator.

BEDROOM FOUR

8' 8" x 7' 4" (2.64m x 2.24m) Approx PVCu double glazed window, built in wardrobes and radiator.



FAMILY BATHROOM

3 piece white suite comprising panelled bath, pedestal wash handbasin, low level WC, part tiled walls and dado rail, extractor fan, spot lighting and radiator.

FRONT GARDEN AREA



Paved double driveway providing ample hardstanding, open plan to front, shrub border and courtesy lighting.

REAR GARDEN

Lawned area, mature flower tree and shrub border, stainless steel water feature, decked, paved patio areas, paved walkways, gated access, fence boundaries, outside garden lighting and water tap.

OPEN ASPECT TO REAR

DOUBLE GARAGE

18' 0" x 17' 10" (5.49m x 5.44m) Approx Integral, brick construction with pitched and tiled roof, twin up and over doors, power and lighting and up and over door.

HEATING SYSTEM

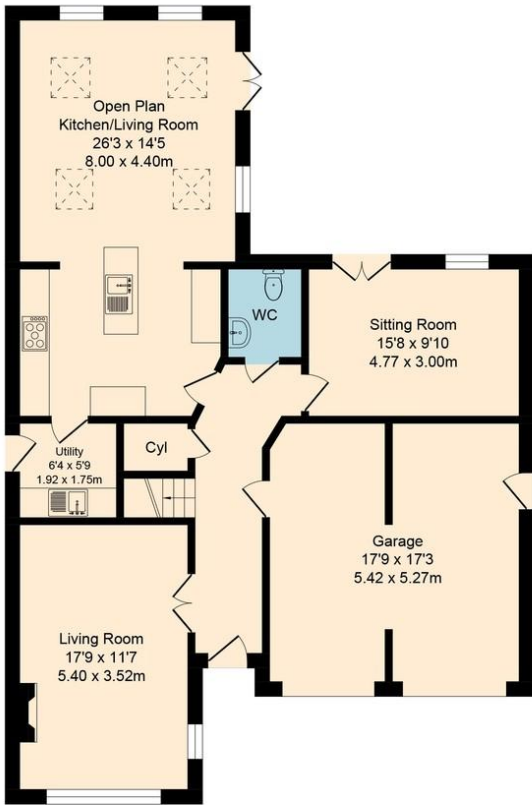
Gas fired boiler to radiator.



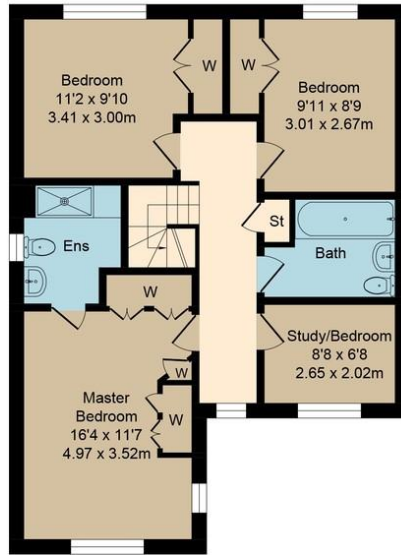
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Total Approx. Floor Area 1977 Sq.ft. (183.70 Sq.M.)

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

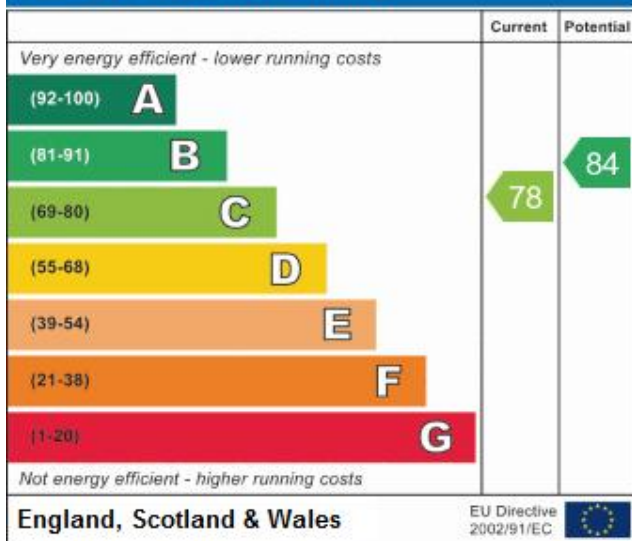


Ground Floor
Approx. Floor
Area 1235 Sq.Ft
(114.76 Sq.M.)



First Floor
Approx. Floor
Area 742 Sq.Ft
(68.94 Sq.M.)

Energy Efficiency Rating



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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