



7 Hesketh Court, St. Helens, WA11 8QR
£314,950



This captivating contemporary link-detached residence boasts generous living space and a versatile layout, ideal for modern living. Situated in a sought-after location with a private position and unobstructed views of farmland to the rear, this property must be seen to truly be admired.

With the former garage cleverly converted into an open-plan kitchen/diner, the home now offers two spacious reception rooms, a well-appointed kitchen with utility area, and a convenient downstairs WC. Upstairs, three bedrooms, including an en suite master, and a family bathroom complete the inviting layout, creating a delightful living environment.

Early viewing is highly recommended to fully appreciate the charm and functionality of this stunning property.

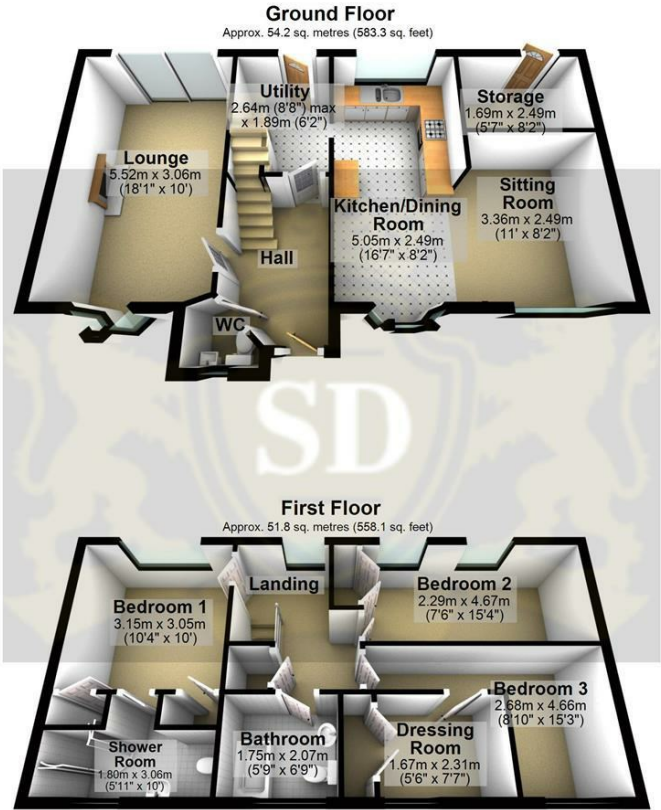








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Total area: approx. 106.0 sq. metres (1141.3 sq. feet)
 This floor plan is for illustration purposes only.
 Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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