



Guide Price £275,000

LILY COTTAGE, THE DIGGINGS, ST HELENS, PO33 1UW



Seafields

## **VILLAGE HOME SO CONVENIENT FOR AMENITIES AND BEACHES!**

An exciting opportunity to acquire this **SEMI-DETACHED HOUSE** within the heart of St. Helens (in a sought after lane just off the Upper Green Road - so close to village amenities, eateries, and a short stroll away from the wonderful beaches of St Helens and Bembridge. The bright and airy accommodation comprises a sitting room, separate fitted kitchen plus 3 **BEDROOMS** and a first floor bathroom. Benefits include downstairs **WC**, gas central heating and double glazing plus a good sized, easy to maintain **REAR GARDEN** and a wide off road **PARKING BAY** providing space for 2 vehicles. Such an ideal residence for those seeking a first, retirement or investment home offering low maintenance and great convenience. **NO CHAIN.**

### **ACCOMMODATION:**

Part glazed entrance door to:

### **HALLWAY:**

The entrance hallway offers laminate flooring and carpeted stairs lead to the first floor (with cupboard below). Separate large storage cupboard. Radiator.

### **CLOAKROOM/WC:**

Comprising suite of low level w.c. and wash hand basin with tiled splashback. Other features include a double glazed window to the side aspect fitted with a roller blind, a ceiling light and radiator.

### **KITCHEN:**

Comprising range of wood fronted wall and base units with contrasting worktops, incorporating chrome sink and drainer with tiled splashback. Space and plumbing for washing machine, dishwasher and fridge/freezer. Built in electric oven and gas hob. Continuation of laminate flooring (from hallway). Wall mounted Glow-worm boiler. Radiator. Double glazed window to front with fitted blinds. Spot lighting.

### **SITTING ROOM:**

A well proportioned sitting room with continuation of laminate flooring. Feature fireplace and surrounds. The room benefits from 2 x ceiling lights, a radiator and door to rear garden.

### **FIRST FLOOR LANDING:**

First floor carpeted landing with ceiling light and access to loft hatch. Doors to all rooms.

### **BEDROOM 1:**

A carpeted double bedroom with double glazed window to front with fitted blinds. Fitted wardrobes.

### **BEDROOM 2:**

A good sized second bedroom with double glazed window to rear. Radiator.

### **BEDROOM 3:**

A carpeted single bedroom with a double glazed window to rear. Radiator.

### **BATHROOM:**

A cream coloured suite comprising bath with shower over and screen; wash hand basin with mirror over; w.c. The room is finished with grey laminate effect vinyl flooring and benefits from a radiator and extractor fan. An obscured double glazed window to side.

### **GARDEN:**

Good sized enclosed, private east facing rear garden with faux grass and patio. There is an outdoor plug socket and tap. Gated side access.

### **DRIVEWAY:**

Private wide driveway providing off-street parking for 2 x cars.

### **OTHER PROPERTY FACTS:**

Council Tax Band: C

EPC Rating: C

Flood Risk: No

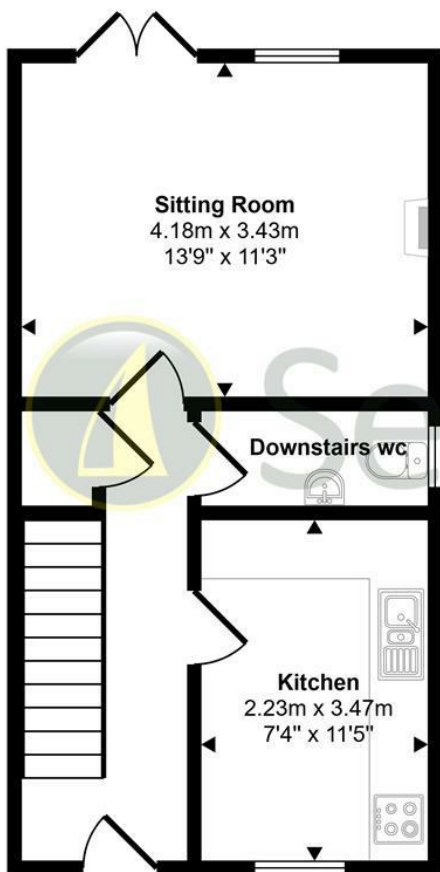
Conservation Area: Yes

Listed Building: No

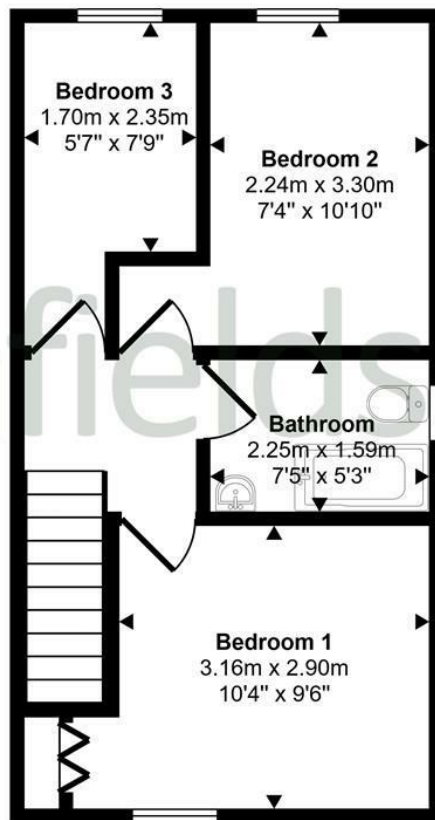
### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
67 sq m / 719 sq ft

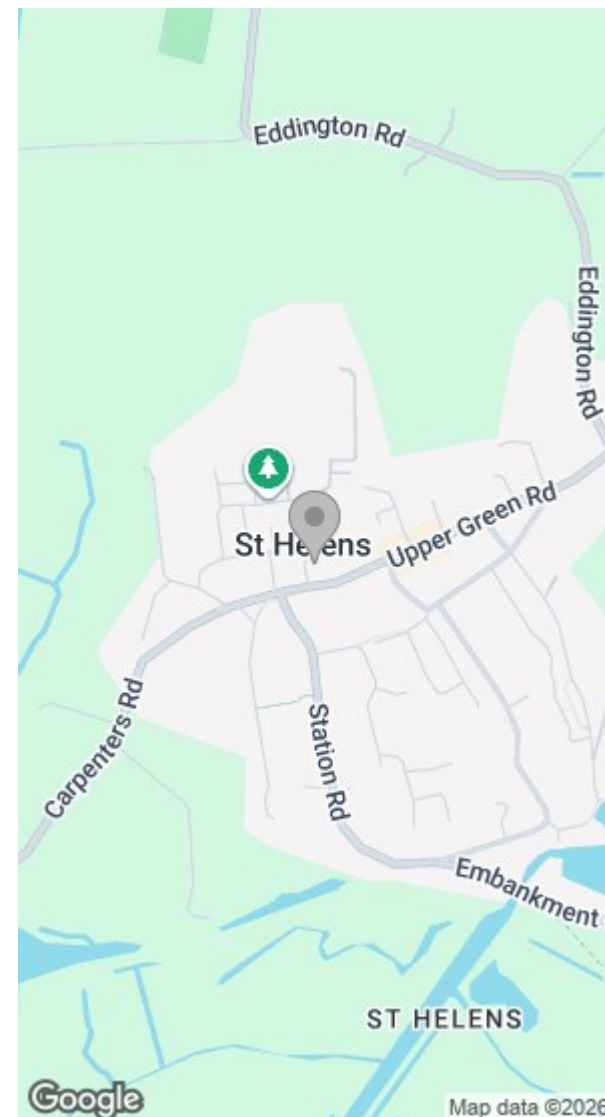


Ground Floor  
Approx 34 sq m / 361 sq ft



First Floor  
Approx 33 sq m / 358 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	90	70	76

