

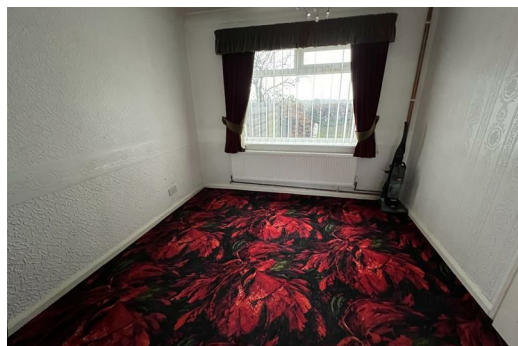


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Hydes Brow, St. Helens, WA11 8PA Offers In Excess Of £260,000

We are pleased to announce for sale this three bedroom semi detached property which would make an ideal family home and boasts open views to the rear. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance hallway, through lounge and dining room, kitchen, and second reception room all to the ground floor. To the first floor there are three good size bedrooms and a family shower room. Externally the property is set on a great plot, which has a garden area to the front with a multi car driveway leading to the attached garage with potential to extend above (subject to planning). To the rear is an enclosed garden with both patio and lawn areas and overlooks farm land. Viewing is highly recommended to appreciate the space and potential of the property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

Door to front aspect, stairs to first floor, and radiator.

Through Lounge and Dining Room

22'3" x 11'10" (6.79 x 3.63)

UPVc double glazed windows to both front and rear aspects, living flame gas fire set in feature surround, and radiator.

Second Reception Room

9'0" x 7'11" (2.76 x 2.42)

UPVc double glazed window to rear aspect, door to rear garden, door into garage, and radiator.

Kitchen

8'11" x 8'2" (2.74 x 2.50)

UPVc double glazed window to rear aspect, range of wall and base units, stainless steel sink, integral electric oven and hob with over head extractor fan, and radiator.

First Floor Landing

UPVc double glazed window to side aspect, and loft access.

Bedroom One

13'0" x 11'10" (3.97 x 3.63)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

11'6" x 8'10" (3.53 x 2.71)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

9'0" x 6'5" (2.75 x 1.97)

UPVc double glazed window to front aspect, and radiator.

Shower Room

6'10" x 5'5" (2.09 x 1.67)

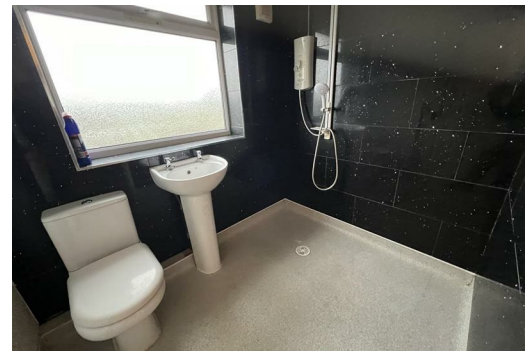
UPVc double glazed window to rear aspect, low level wc, pedestal hand wash basin, shower, heated towel rail, and part tiled walls.

External

Externally the property is set on a great plot, which has a garden area to the front with a driveway leading to the attached garage. To the rear is an enclosed garden with both patio and lawn areas and overlooks farm land.

Garage

Up and over door, power and lighting.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 81 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 68 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |

England & Wales EU Directive 2002/91/EC

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