



HEAD OFFICE:
14 Claughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



Dentons Green Lane, St. Helens, WA10 2QB Offers In Excess Of £170,000

We are pleased to announce for sale this three bedroom good sized mid terraced property which is an ideal family home and offers many original features. The property benefits from being double glazed and gas central heated and briefly comprises of: entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor there are three good sized bedrooms and a family shower room. Externally the property has a small garden to the front and rear yard with the benefit of off street parking. Viewing is highly recommended to appreciate the size of this 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.

Lounge

12'7" x 11'10" (3.84 x 3.63)

UPVc double glazed window to front aspect, radiator, feature fire place with living flame gas fire.



Dining Room

13'7" x 13'5" (4.15 x 4.10)

UPVc double glazed double doors leading to rear yard, feature fire place, and radiator.



Kitchen

16'7" x 9'6" (5.08 x 2.91)

Two double glazed windows to side and rear aspect, range of wall and base units, stainless steel sink unit, plumbed for washing machine, radiator, ceramic floor tiles, and part tiled walls.

First Floor Landing

Loft access.

Bedroom One

16'6" x 12'11" (5.04 x 3.95)

Two UPVc double glazed windows to front aspect, feature fire place, and radiator.



Bedroom Two

13'5" x 10'11" (4.11 x 3.35)

Double glazed window to rear aspect, feature fire place, and radiator.

Bedroom Three

9'8" x 7'9" (2.95 x 2.38)

Double glazed window to rear aspect, and radiator.

Shower Room

Double glazed window to side aspect, stand in shower cubicle, low level wc, pedestal hand wash basin, radiator, and part tiled walls.



External

Small garden to the front with brick wall boundaries. Good sized yard area to the rear with brick wall boundaries and gates for access for off street parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	77

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		
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Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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