



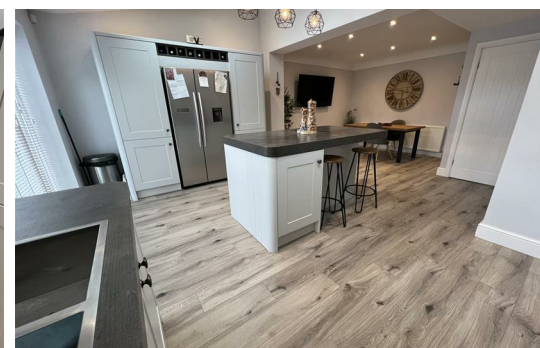
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Fernbank Avenue, Huyton, L36 9UD

£269,950

We are pleased to announce for sale this extended three bedroom semi detached property which has been much improved by its current owners and would make an ideal family home. The property benefits from being UPVC double glazed and gas central heated and briefly comprises of: entrance hallway, ground floor wc, lounge, and open plan kitchen and dining room with island. To the first floor there are three good sized bedrooms and a family bathroom. Externally the property has a driveway to the front for off street parking with electric charging point and enclosed garden to the rear. Viewing is highly recommended to appreciate the size and condition of this property and can be arranged through our office or by calling 0151 426 0222.



Entrance Hallway

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

Ground floor WC

Low level wc, hand wash basin, and ceramic floor tiles.

Lounge

13'6" x 11'5" (4.12 x 3.49)

UPVc double glazed window to front aspect, laminate flooring, feature fire, and radiator.

Open Plan Kitchen and Dining Room

22'0" x 16'11" (6.73 x 5.17)

UPVc double glazed window to rear aspect and two velux windows, UPVc double glazed double doors leading into rear garden, full range of wall and base units and island, 1 1/2 sink unit with mixer tap, over head extractor fan, radiator, and laminate flooring.

Utility Cupboard

UPVc double glazed window to side aspect, plumbed for washing machine, and combi boiler.

First Floor Landing

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

Bedroom One

12'6" x 10'9" (3.83 x 3.28)

UPVc double glazed window to front aspect, radiator, and laminate flooring.

Bedroom Two

11'5" x 10'10" (3.50 x 3.31)

UPVc double glazed window to rear aspect, radiator, and laminate flooring.

Bedroom Three

9'5" x 6'11" (2.88 x 2.13)

UPVc double glazed window to front aspect, radiator, and laminate flooring.

Family Bathroom

6'10" x 5'11" (2.09 x 1.81)

UPVc double glazed window to rear aspect, panelled bath with shower over, low level wc, vanity sink unit, heated towel rail, and tiled walls.

External

Driveway to the front of the property with brick wall boundaries and electric charging point. Enclosed good sized garden to the rear with both lawn and patio areas and fenced boundaries.



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			
		45	83
England & Wales		EU Directive 2002/91/EC	

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	

