

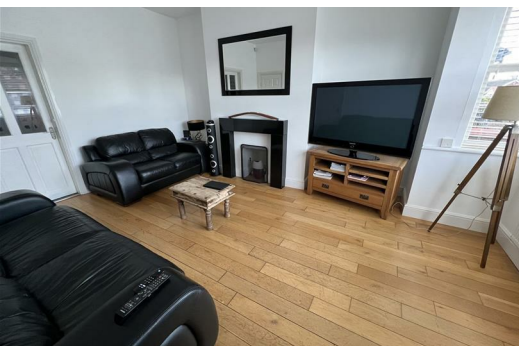


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Gorse Lane, St. Helens, WA9 4XA £265,000

We are pleased to announce for sale this semi detached property which has the added benefit of a one bedroom self contained annex to the rear offering further accommodation ideal for an elderly relative. The property benefits from being gas central heated and UPVC double glazed and briefly comprises of: entrance hallway, lounge, and kitchen/diner to the ground floor. To the first floor there are two bedrooms, a small study, and a good sized family bathroom. The annex consists of: open plan lounge and kitchen, bedroom and a shower room and has UPVC double glazing and electric wall heaters. Externally the property has parking to the front of the property and a large detached garage with drive to the rear ideal for a workshop. Viewing is highly recommended to appreciate the size and extras the property offers and can be arranged through our office or by calling 01744 24341.



Hallway

Door to front, stairs to first floor, radiator

Lounge

12'5" x 16'9" (3.79 x 5.12)

UPVC window to front, radiator, feature fireplace

Kitchen/Diner

15'7" x 11'10" (4.77 x 3.62)

UPVC windows to rear and side, UPVC door to rear, range of wall and base units, overhead extractor fan, Belfast sink, ceramic floor tiles, part tiled walls, plumbed for washing machine

Landing

Loft access which has been boarded

Bedroom One

15'8" x 13'10" (4.80 x 4.22)

UPVC window to front, radiator

Bedroom Two

7'5" x 9'1" (2.27 x 2.77)

UPVC window to rear, radiator

Study

5'8" x 5'11" (1.74 x 1.82)

UPVC window to side, radiator

Bathroom

7'10" x 9'0" (2.41 x 2.76)

UPVC window to rear, heated towel rail, low level wc, hand wash basin, panelled bath with shower over, ceramic floor tiles, fully tiled walls

External

Driveway to front and rear driveway leading to garage with up and over door, power and lighting

Annex

Self contained and situated to the rear of the property

Open Plan Lounge and Kitchen

9'3" x 21'5" (2.84 x 6.54)

UPVC double doors, electric radiator, laminate flooring, electric hob and oven, extractor fan, range of wall and base units, stainless steel sink, part tiled

Shower Room

8'2" x 4'6" (2.51 x 1.38)

UPVC window, shower cubicle, vanity sink, wc, heated towel rail, part tiled

Bedroom

12'3" x 8'2" (3.75 x 2.50)

UPVC window to rear, electric wall heater



Energy Efficiency Rating	
Current	Potential
66	86

Very energy efficient - lower running costs

Very environmentally friendly - lower CO2 emissions

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

EU Directive 2002/91/EC

