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## Poynter Street, St. Helens, WA9 5HR

**£149,950**

We are pleased to announce for sale this three bedroom semi detached property which would make an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance porch, lounge, and kitchen/ dining room to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally the property has front and rear gardens and driveway for off street parking. Viewings are highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 01744 24341.



### Entrance Porch

Door to front access.

### Lounge

15'8" x 14'6" (4.80 x 4.42)

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

### Kitchen/ Dining Room

14'6" x 8'4" (4.42 x 2.55)

Two UPVc double glazed windows to rear aspect, UPVc double glazed door leading into rear garden, range of wall and base units, plumbed for washing machine, 1 1/2 sink unit with mixer tap, radiator, laminate flooring, and part tiled walls.

### First Floor Landing

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

### Bedroom One

13'9" x 8'8" (4.2 x 2.65)

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

### Bedroom Two

10'4" x 8'2" (3.15 x 2.50)

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

### Bedroom Three

9'8" x 5'9" (2.95 x 1.77)

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

### Bathroom

6'3" x 6'1" (1.92 x 1.86)

UPVc double glazed window to rear aspect, panelled bath, low level wc, pedestal hand wash basin, part tiled walls, and radiator.

### External

Garden area to the front which is mainly flagged with block paved driveway leading down the side of the property. To the rear is an enclosed garden area with both patio and lawn areas and fenced boundaries.



Energy Efficiency Rating	
Current	Potential
57	78

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

England & Wales EU Directive 2002/91/EC

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