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Chelford Road, St. Helens, WA10 5PL
£219,950

We are pleased to announce for sale this two double bedroom end mews property which is an ideal family home and is situated close to local amenities and schools. The property benefits from gas central heating and UPVC double glazing and briefly comprises of: entrance hall, wc, open plan through lounge and dining room and kitchen to the ground floor. To the first floor there are two double bedrooms and a family bathroom. Externally the property has two parking spaces to the front of the property and enclosed garden to the rear with both lawn and patio areas. Viewing is highly recommended to appreciate the size and condition of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

Door to front aspect, and radiator.

Ground Floor WC

UPVc double glazed window to front aspect, low level wc, hand wash basin, and radiator.

Through Lounge and Dining Room

25'6" x 11'8" (7.78 x 3.57)

UPVc double glazed window to front aspect, UPVc double glazed double doors leading out into rear garden, two radiators, and stairs to first floor with under stairs storage cupboard.

Kitchen

8'2" x 6'11" (2.49 x 2.11)

UPVc double glazed window to rear aspect, integral gas hob and electric oven with over head extractor fan, range of wall and base units, stainless steel sink with mixer tap, plumbed for washing machine, part tiled walls, and ceramic floor tiles.

First Floor Landing

Radiator.

Bedroom One

12'0" x 10'11" (3.68 x 3.35)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

14'9" x 8'11" (4.51 x 2.74)

UPVc double glazed window to rear aspect, loft access, and radiator.

Family Bathroom

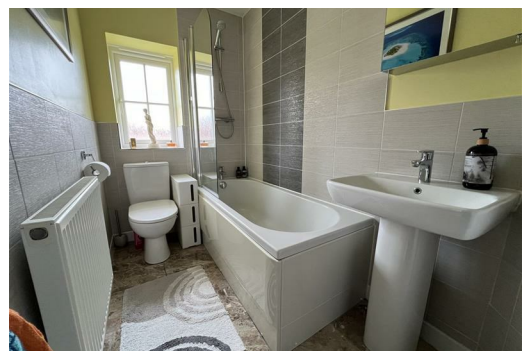
UPVc double glazed window to rear aspect, panelled bath with shower over, hand wash basin, low level wc, radiator, part tiled walls, and ceramic floor tiles.

External

Parking to the front of the property with space for two cars. To the rear is a good sized enclosed garden with both lawn and patio areas. Fenced boundaries and gate access to the front of the property.

Further Infomation

The owner has advised he would be negotiable on leaving the property furnished if requested.



Energy Efficiency Rating	
Current	Potential
82	95
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(11-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

