

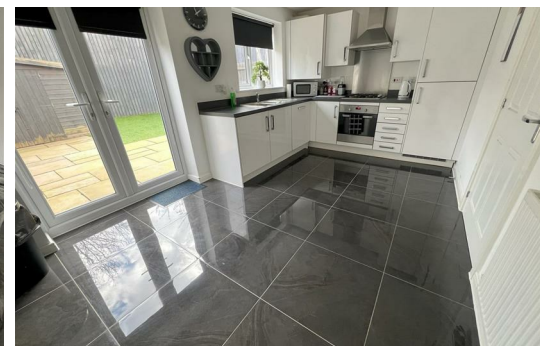


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Mulvaney Crescent, St. Helens, WA10 2UG
£190,000

We are pleased to announce for sale this three bedroom semi detached which is offered with no chain and would make an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, wc, lounge, and kitchen/dining room to the ground floor. 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 for two cars and an 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 01744 24341.



Entrance Hallway

Door to front aspect, and radiator.

WC

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

Lounge

15'1" x 13'1" (4.61 x 4.01)

UPVc double glazed window to front aspect, stairs to first floor, and radiator.

Kitchen/ Dining Room

14'9" x 9'2" (4.51 x 2.81)

UPVc double glazed window to rear aspect, UPVc double glazed double doors leading into rear garden, range of wall and base units, 1 1/2 sink with mixer tap, ceramic floor tiles, radiator, and range of integral appliances including gas hob and electric oven with over head extractor fan, fridge/ freezer, dishwasher, and washing machine.

First Floor Landing

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

Bedroom One

11'10" x 8'4" (3.62 x 2.56)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

10'5" x 8'3" (3.18 x 2.53)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

6'6" x 4'7" (2.0 x 1.4)

UPVc double glazed window to rear aspect, and radiator.

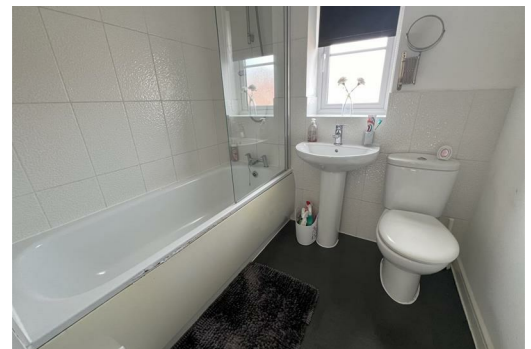
Bathroom

6'4" x 6'1" (1.95 x 1.86)

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

External

Driveway to the front of the property with parking for two cars. Enclosed garden to the rear with both patio and artificial grass areas, fenced boundaries, and gate access to the front.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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			

