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## Naseby Street, Walton, L4 5TT O.I.R.O £110,000

We are pleased to offer for sale with no chain this well presented terraced home which would be ideal for a first time buyer or a buy to let investment. Located conveniently within walking distance for a range of amenities, travel links and schools. The accommodation briefly comprises of an entrance hall, through lounge/dining room and fitted kitchen to the ground floor. To the first floor are two good sized bedrooms and a large family bathroom. The property benefits from solar panels, is UPVC double glazed and is warmed throughout with gas central heating. Viewings are highly recommended and can be arranged via our office or by calling 0151 426 0222





**Entrance Hall**

Upvc door to front aspect, stairs to first floor, radiator

**Lounge**

10'9" x 10'9" (3.3 x 3.3)

Upvc double glazed window to front aspect, laminate flooring, feature fireplace, radiator

**Dining Room**

11'5" x 12'1" (3.5 x 3.7)

Upvc double glazed French doors to rear, laminate flooring, radiator

**Kitchen**

7'2" x 9'2" (2.2 x 2.8)

Upvc double glazed window to side aspect, Upvc door to rear side, full range of wall and base units, stainless steel sink and mixer tap, gas hob, electric oven, extractor fan, plumbed for washing machine, ceramic floor tiles, part tiled walls



**Landing**

Loft access and storage cupboard

**Bathroom**

7'2" x 8'6" (2.2 x 2.6)

Upvc double glazed window to rear aspect, low level wc, hand wash basin, panelled bath with shower over and screen, vinyl flooring, fully tiled walls, radiator, storage cupboard housing boiler



**Bedroom One**

10'9" x 14'9" (3.3 x 4.5)

Two Upvc double glazed windows to front aspect, laminate flooring, radiator



**Bedroom Two**

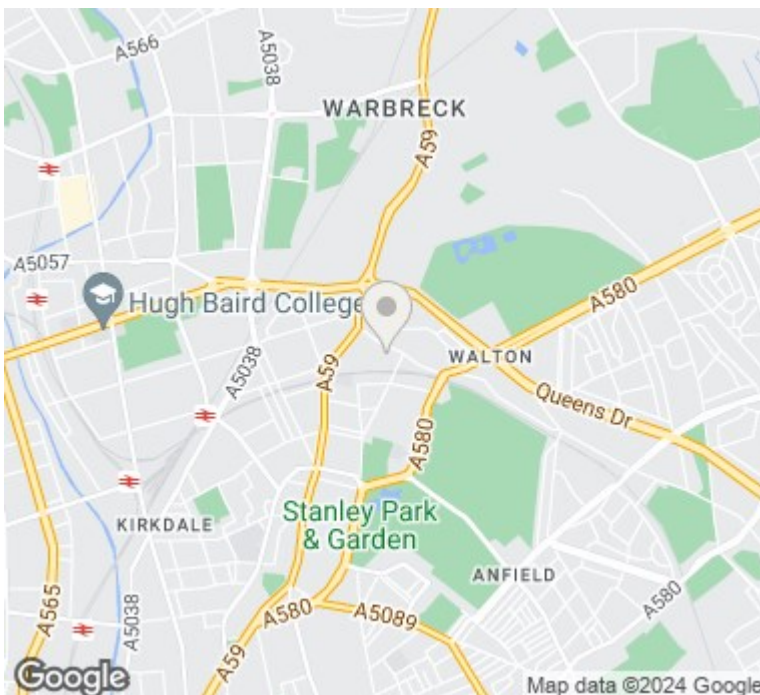
12'1" x 9'6" (3.7 x 2.9)

Upvc double glazed window to rear aspect, laminate flooring, radiator



**External**

Flagged yard to rear with brick wall boundary and gated access to alley



Energy Efficiency Rating	
Current	Potential
69	78

Very energy efficient - lower running costs

Very energy efficient - higher running costs

EU Directive 2002/91/EC

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

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

