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Standish Drive, St. Helens, WA11 8JY

O.I.R.O £224,950

We are pleased to announce for sale with no chain this three bedroom semi detached property which would make an ideal family home and is located close to local schools. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance hallway, lounge, dining room, and kitchen to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom. Externally the property has front and rear gardens with a driveway leading to a detached garage. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

Door to front aspect, radiator, and stairs to first floor.

Lounge

12'11" x 11'0" (3.95 x 3.37)

UPVc double glazed window to front aspect, radiator, and feature fire place.

Dining Room

10'3" x 9'5" (3.13 x 2.88)

UPVc double glazed patio doors leading into rear garden, and radiator.

Kitchen

8'10" x 7'3" (2.71 x 2.21)

UPVc double glazed window to rear aspect, door leading to rear garden, range of wall and base units, 1 1/2 sink unit with mixer tap, plumbed for washing machine, over head extractor fan, and part tiled walls.

First Floor Landing

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

Bedroom One

11'9" x 10'2" (3.59 x 3.12)

UPVc double glazed window to front aspect, fitted wardrobes, and radiator.

Bedroom Two

9'11" x 8'9" (3.04 x 2.69)

UPVc double glazed window to rear aspect, fitted wardrobes, and radiator.

Bedroom Three

7'1" x 6'7" (2.16 x 2.01)

UPVc double glazed window to front aspect, and radiator.

Family Bathroom

8'0" x 5'1" (2.44 x 1.55)

Two UPVc double glazed windows to rear aspect, paneled bath with shower over on taps, vanity sink unit, low level wc, heated towel rail, and part tiled walls.

External

Lawn area to the front of the property with driveway leading down the side to a detached garage. To the rear is an enclosed garden which is mainly laid to lawn with fenced boundaries.

Detached Garage



Energy Efficiency Rating	
Current	Potential
70	84

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC