

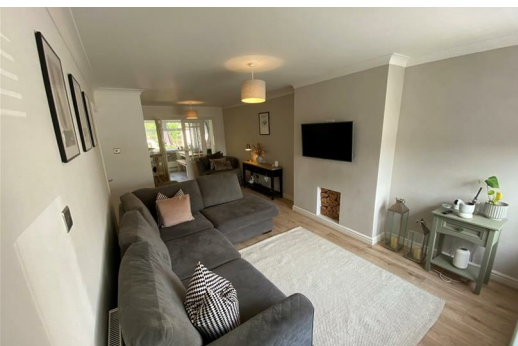


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Hinckley Road, St. Helens, WA11 9JU
£219,950

We are pleased to offer for sale this well presented extended semi detached family home which is conveniently located for amenities and travel links. The accommodation briefly comprises of an entrance porch, spacious through lounge, and an open plan kitchen/diner within the rear extension. To the first floor are three bedrooms and a family bathroom. The property is warmed throughout with gas central heating and is fully double glazed. Externally there are front and rear gardens and an attached garage. Viewing is highly recommended and can be arranged via our office or by calling 01744 24341.



Entrance Porch

Door to front aspect.

Lounge

22'10" x 10'10" (6.97 x 3.31)

UPVC window to front aspect, laminate flooring, two radiators, access to hall leading to stairs to first floor

Kitchen/Diner

15'8" x 18'9" (4.80 x 5.73)

UPVC windows to rear and side aspect, french doors to rear aspect, laminate flooring, full range of wall and base units, stainless steel sink unit with mixer tap, radiator, integrated appliances including oven, hob, microwave, fridge, freezer and washing machine

Landing

UPVC window to side aspect, access to fully insulated loft

Bedroom One

11'5" x 10'11" (3.50 x 3.35)

UPVC window to front aspect, radiator

Bedroom Two

11'6" x 10'9" (3.51 x 3.3)

UPVC window to rear aspect, radiator

Bedroom Three

8'5" x 8'2" (2.57 x 2.49)

UPVC window to front aspect, radiator

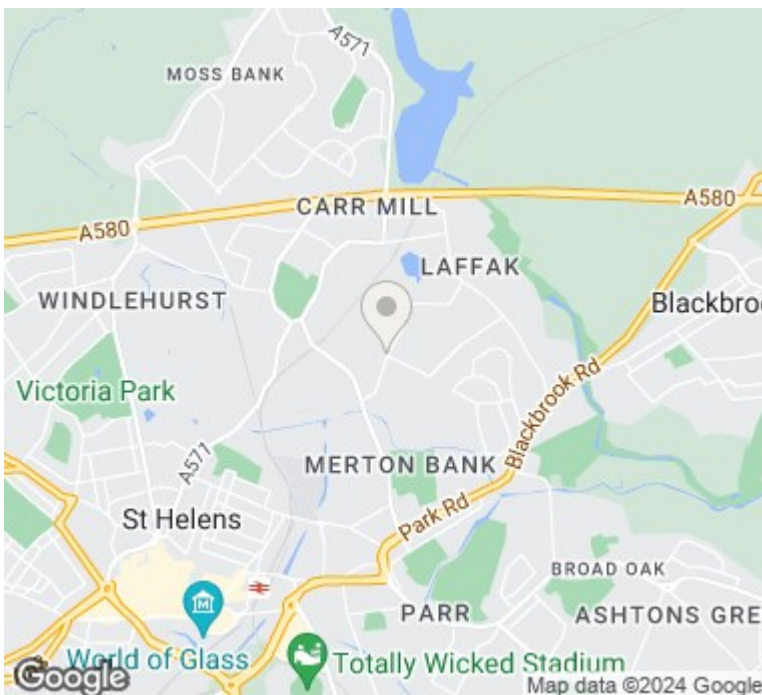
Bathroom

8'3" x 8'1" (2.52 x 2.48)

UPVC window to side aspect, low level wc, hand wash basin, panelled bath with shower over, heated towel rail, ceramic floor tiles, fully tiled walls

External

Garden to the rear with lawn and patio areas, fenced boundaries and a woodland view. To the front of the property is a driveway leading to an attached garage.



Energy Efficiency Rating		Current	Potential
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			
		71	85
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

