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Sutton Road, St Helens, WA9 3AA Offers In The Region Of £249,950

We are pleased to announce for sale this three bedroom detached house which has been improved by its current owners and is an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, lounge, wc, and kitchen/ dining room all to the ground floor. To the first floor there are three good sized bedrooms with the master benefitting from en-suite shower room, and a family bathroom. Externally the property is positioned on a great plot with a driveway to the front of the property with off street parking for 2/3 cars and an enclosed garden to the rear with decking area. Viewing is highly recommended to appreciate the size and finish of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

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

Lounge

14'9" x 13'9" (4.50 x 4.20)

UPVc double glazed window to front aspect, and radiator.

WC

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

Kitchen/ Dining Room

17'0" x 12'1" (5.20 x 3.70)

UPVc double glazed double doors leading in to rear garden, UPVc double glazed window to rear aspect, full range of wall and base units, 1 1/2 sink unit with mixer tap, under stairs storage cupboard, radiator, part tiled walls, and a range of integral appliances including gas hob, electric oven, extractor fan, fridge/ freezer, dishwasher, and washing machine.

First Floor Landing

UPVc double glazed window to side aspect, loft access (loft is boarded with ladder and light), radiator, and storage cupboard.

Bedroom One

12'1" x 10'5" (3.70 x 3.20)

UPVc double glazed window to front aspect, and radiator.

En-Suite

10'5" x 3'3" (3.20 x 1.00)

UPVc double glazed window to side aspect, stand in shower cubicle, low level wc, pedestal hand wash basin, heated towel rail, and part tiled walls.

Bedroom Two

10'2" x 9'6" (3.10 x 2.90)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

8'6" x 6'2" (2.60 x 1.90)

UPVc double glazed window to front aspect, and radiator.

Family Bathroom

6'5" x 5'8" (1.98 x 1.75)

UPVc double glazed window to rear aspect, panelled bath, pedestal hand wash basin, 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 of the property providing off street parking for 2/3 cars. To the rear of the property is a low maintenance enclosed garden with fenced boundaries. The good sized area benefits from patio, stoned, and decking areas with gated access to the front and an outside tap.



Energy Efficiency Rating	
Current	Potential
83	95

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

