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## Gorse Croft, Eccleston Park, L34 2RT £289,950

We are pleased to announce for sale this extended four bedroom semi detached property which is located within the ever popular Eccleston Park close to schools and train station. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, through lounge/ dining room, second lounge, kitchen, and utility room to the ground floor. To the first floor there are four bedrooms (three doubles and one single) a family bathroom, and a separate shower room. Externally the property has driveway parking to the front leading to an integral garage and an enclosed garden to the rear with both lawn and patio areas. Viewing is highly recommended to appreciate the size and scope of this property and can be arranged through our office or by calling 0151 426 0222.





### Entrance Hallway

Door to front aspect, stairs to first floor, under stairs storage cupboard, oak flooring and radiator.

### Through Lounge/Dining Room

18'6" x 10'9" (5.64 x 3.28)

UPVc patio doors leading into rear garden, and two radiators.

### Second Lounge

14'6" x 12'0" (4.44 x 3.67)

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

### Kitchen

13'3" x 12'5" (4.05 x 3.80)

Two UPVc double glazed windows to rear aspect, full range of wall and base units, 1 1/2 sink unit with mixer tap, integral gas hob and electric oven with extractor fan, radiator, and part tiled walls.

### Utility Room

Plumbed for automatic washing machine, radiator, and doors to rear garden and integral garage.

### First Floor Landing

Loft access which is board for storage.

### Bedroom One

14'5" x 12'0" (4.40 x 3.67)

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

### Bedroom Two

11'5" x 10'9" (3.49 x 3.28)

UPVc double glazed window to rear aspect, and radiator.

### Bedroom Three

13'3" x 7'4" (4.06 x 2.25)

UPVc double glazed window to front aspect, and radiator.

### Bedroom Four

8'2" x 6'11" (2.51 x 2.13)

UPVc double glazed window to front aspect, and radiator.

### Family Bathroom

8'1" x 8'0" (2.48 x 2.44)

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

### Shower Room

7'3" x 5'4" (2.21 x 1.65)

UPVc double glazed window to rear aspect, stand in shower cubicle, low level wc, pedestal hand wash basin, and tiled walls.

### Garage

Electric roller shutter door, sink, and power and lighting.

### External

Small garden area to the front with driveway parking for two cars leading to an integral garage. To the rear is a good sized enclosed garden with fenced boundaries, and both lawn and patio areas.



Energy Efficiency Rating	
Current	Potential
	82

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

