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Martin Avenue, St. Helens, WA10 6UJ
£169,950

We are pleased to announce for sale this three double bedroom mid town house which would make an ideal family home. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance hallway, lounge, dining room, kitchen, inner hallway and wc all to the ground floor. To the first floor there are three double bedrooms and a family bathroom. Externally the property has gardens to the front and rear and a driveway for off street parking. Viewing is highly recommended to appreciate the size of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

UPVc door, stairs to first floor, and radiator.

Lounge

14'11" x 12'0" (4.55 x 3.66)

UPVc double glazed window and door leading into rear garden, feature fire place with living flame gas fire, radiator, and storage cupboard with UPVc double glazed window.

Dining Room

11'10" x 10'0" (3.61 x 3.05)

UPVc double glazed window to front aspect, and radiator.

Kitchen

11'10" x 8'11" (3.62 x 2.72)

UPVc double glazed window to rear aspect, range of wall and base units, stainless steel sink, plumbed for washing machine, radiator, and part tiled walls.

Inner Hallway

UPVc door leading to rear garden, and radiator.

WC

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

First Floor Landing

UPVc double glazed window to front aspect, loft access, and storage cupboard.

Bedroom One

12'6" x 11'11" (3.82 x 3.65)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Two

13'6" x 9'10" (4.12 x 3.00)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

11'10" x 8'2" (3.61 x 2.49)

UPVc double glazed window to front aspect, and radiator.

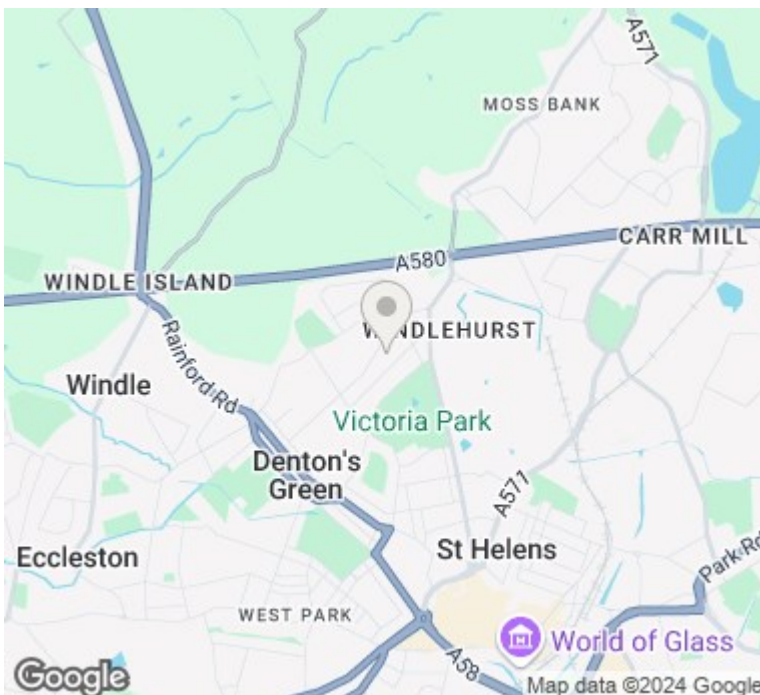
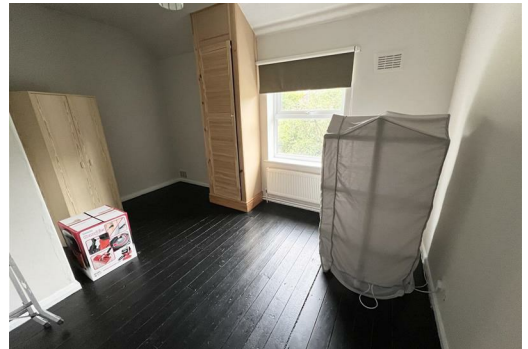
Family Bathroom

6'11" x 5'8" (2.11 x 1.73)

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

External

Driveway to the front of the property with a small garden area which is mainly laid to lawn. To the rear is a good sized garden with fenced boundaries and gate access to the front. The area benefits from both lawn and patio area's.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		69
(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	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	EU Directive 2002/91/EC

