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Martham Gardens, St. Helens, WA9 5WD Offers In The Region Of £550,000

We are pleased to announce for sale this executive four bedroom detached property which has been vastly improved by its current owners. The property benefits from gas central heating and UPVC double glazing and briefly comprises of: entrance hallway, wc, study/gym, open plan dining room and kitchen with utility room, good sized lounge with archway leading into a sun room over looking the rear garden and a further second lounge all to the ground floor. To the first floor there are four double bedrooms (master benefits from having a wardrobe area and en-suite shower room and bedroom two having a further en-suite shower room), and a family bathroom. Externally the front of the property has a driveway with parking for a number of cars behind an electric access gate with a detached double garage which has been converted to a games room. To the rear is an enclosed well stocked garden. Viewing is highly recommended to appreciate the size, finish and extra's this home has to offer and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

Door to front, stairs to first floor, radiator, and two storage cupboards.

W C

Low level wc, hand wash basin with tiled splash back, and radiator.

Lounge

16'11" x 11'8" (5.17 x 3.56)

Multi fuel burner, two radiators, ceramic floor tiles, and archway leading into sun room.

Dining Area

17'3" x 8'9" (5.28 x 2.69)

UPVc double glazed windows to rear and side aspect, and ceramic floor tiles.

Kitchen Area

9'7" x 8'10" (2.93 x 2.70)

UPVc double glazed window to rear aspect, full range of wall and base units, Cooke and Lewis sink set in a granite worktop with mixer tap, integral gas hobs with over head extractor fan, two integral ovens, ceramic floor tiles, and integral fridge/ freezer.

Utility Room

Door leading to side of the property, stainless steel sink with mixer tap, and plumbed for washing machine and dishwasher.

Sun Room

18'5" x 11'1" (5.63 x 3.39)

Range of UPVc double glazed windows and double doors into rear garden, and ceramic floor tiles.

Second Lounge

13'7" x 8'11" (4.15 x 2.73)

UPVc double glazed window to front aspect, and radiator.

Study/ Gym

9'3" x 6'10" (2.82 x 2.10)

UPVc double glazed window to front aspect, and radiator.

First Floor Landing

Loft access which is boarded and has a loft ladder, and radiator.

Bedroom One

13'7" x 11'8" (4.15 x 3.58)

UPVc double glazed window to front aspect, and radiator. Wardrobe area leading from the bedroom with three double wardrobes, radiator, and UPVc double glazed window to rear aspect.

En-Suite to Bedroom One

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

Bedroom Two

12'8" x 9'11" (3.88 x 3.04)

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

En-Suite to Bedroom Two

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

Bedroom Three

9'10" x 9'7" (3.02 x 2.93)

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

Bedroom Four

9'10" x 9'9" (3.00 x 2.98)

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

Family Bathroom

8'0" x 7'2" (2.46 x 2.20)

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

Front Garden

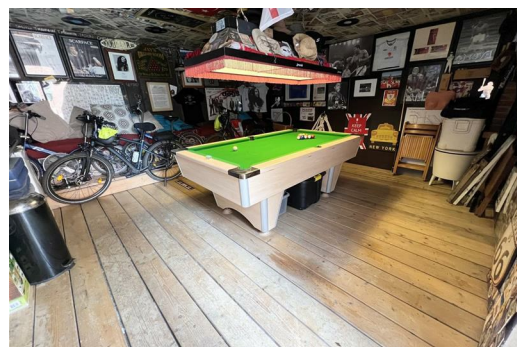
The front of the property is surrounded by brick wall boundaries with electric gated access for driveway parking for a number of cars. There is a secluded seating area with outside lighting, electric car charging point, and power sockets.

Rear Garden

To the rear is an enclosed well stocked garden with a selection of trees, plants and shrubs. Fenced boundaries, lights, power sockets, outside tap, and a pergola make the area private and a great place to relax.

Double Garage

The garage has been converted into a games room with a selection of storage, power and lighting. It does still have the up and over door to the front so could easily be reverted back to a garage.



| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| 71 | 89 |
| 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 | |
| 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 (11-20) G Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |

