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Douglas Avenue, St. Helens, WA9 4SZ

£289,950

We are pleased to announce for sale this three bedroom semi detached bungalow 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, open plan dining room and kitchen, three bedrooms, a family bathroom, and a shower room. Externally the property has a garden area to the front with a driveway leading to an attached garage and a good sized private rear garden. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

UPVc double glazed door to front aspect, radiator, and loft access which has a loft ladder, light and is boarded.

Lounge

15'11" x 11'0" (4.86 x 3.37)

UPVc double glazed window to front aspect, wall mounted electric fire, and radiator.

Dining Area

13'7" x 9'10" (4.15 x 3.02)

UPVc double glazed window to side aspect, living flame gas fire with feature surround, and radiator.

Kitchen Area

11'5" x 9'10" (3.50 x 3.00)

UPVc double glazed windows to side and rear aspect, range of wall and base units, 1/2 sink with mixer tap, integral dishwasher, tiled walls, and ceramic floor tiles.

Shower Room

6'2" x 5'6" (1.90 x 1.70)

UPVc double glazed window to rear aspect, stand in shower cubicle, low level wc, vanity sink unit, ceramic floor tiles, and tiled walls.

Inner Hall

Door to rear garden and access to garage.

Bedroom One

11'11" x 11'1" (3.65 x 3.40)

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

Bedroom Two

10'11" x 7'11" (3.35 x 2.43)

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

Bedroom Three

7'4" x 6'11" (2.26 x 2.11)

UPVc double glazed window to rear aspect, and radiator.

Family Bathroom

6'11" x 5'7" (2.11 x 1.71)

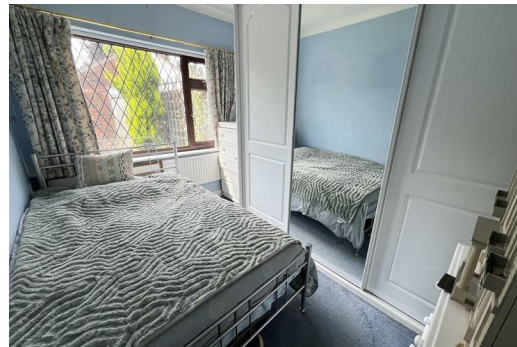
UPVc double glazed window to rear aspect, panelled bath with shower attachment on mixer tap, pedestal hand wash basin, low level wc, radiator, ceramic floor tiles, and tiled walls.

Garage

Up and over door, and power and lighting.

External

Garden area to the front with a selection of shrubs and trees with a driveway leading down the side of the property to the garage. To the rear is an enclosed well stocked garden with both lawn and patio area's. A selection of trees, shrubs, and plants with fenced boundaries, and pond.



Energy Efficiency Rating	
Current	Potential
64	81

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 CO₂ 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 CO₂ emissions

EU Directive 2002/91/EC