

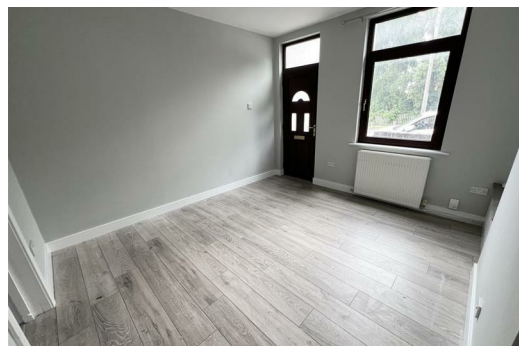
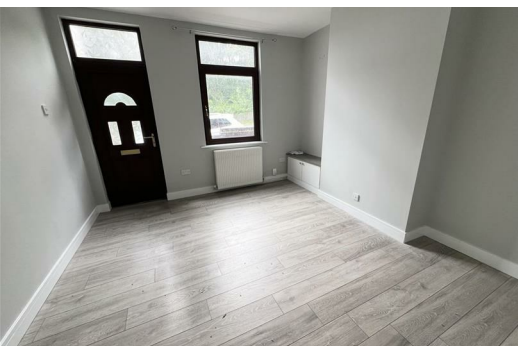


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Boundary Road, St. Helens, WA10 2PT
£110,000

We are pleased to offer for sale this two bedroom mid terraced house which has been recently refurbished. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: lounge, kitchen, inner hall, family bathroom and lean to all to the ground floor. To the first floor are two good sized bedrooms. Externally the property has a small front garden and a rear yard. Viewing is highly recommended and can be arranged through our office or by calling 01744 24341.



Lounge

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

UPVc double glazed door and window to front aspect, laminate flooring, and radiator.

Kitchen

8'11" x 8'8" (2.73 x 2.65)

UPVc double glazed window to lean to, range of wall and base units, stainless steel sink unit, integral electric oven and hob with overhead extractor fan, radiator, part tiled walls, and stairs to first floor.



Inner Hallway

UPVc double glazed door to lean to, and plumbed for washing machine

Lean To

Door to rear yard.

Family Bathroom

7'11" x 6'4" (2.43 x 1.94)

Two UPVc double glazed windows to side aspect, stand in shower cubicle, low level wc, vanity sink unit, and panelled bath, heated towel rail, and part tiled walls.



First Floor Landing

Bedroom One

11'8" x 10'4" (3.56 x 3.16)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

10'2" x 8'8" (3.12 x 2.65)

UPVc double glazed window to rear aspect, and radiator.



External

Small garden to the front with brick wall boundaries. To the rear is an enclosed yard with brick wall boundaries and gate access to rear alleyway.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		67
(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	

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	