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King Edward Road, Dentons Green, WA10 6LG
£210,000

We are pleased to announce for sale this three bedroom semi detached property which would make an ideal family home. The property is set on a generous plot and has been much improved by its current owners and benefits from gas central heating and being UPVC double glazed. The accommodation briefly comprises of: entrance hallway, lounge, dining room, and kitchen to the ground floor. To the first floor there are three good sized bedrooms and a shower room. Externally the property has front, side and rear gardens with a driveway leading to a detached garage. Viewing is highly recommended to appreciate the size and condition of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

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

Lounge

13'8" x 10'11" (4.19 x 3.33)

UPVc double glazed window to rear aspect, and radiator.

Dining Room

12'2" x 9'11" (3.72 x 3.04)

UPVc double glazed window to front aspect, and radiator.

Kitchen

10'4" x 8'0" (3.16 x 2.44)

UPVc double glazed window to side aspect, door to rear garden, range of wall and base units, 1 1/2 sink unit with mixer tap, integral gas hob and electric oven with over head extractor fan, radiator, and plumbed for washing machine.

First Floor Landing

UPVc double glazed window to side aspect, and loft access.

Bedroom One

13'0" x 11'0" (3.97 x 3.37)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

10'11" x 10'9" (3.35 x 3.29)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

9'3" x 8'0" (2.83 x 2.46)

UPVc double glazed window to front aspect, and radiator.

Family Bathroom

8'0" x 5'6" (2.44 x 1.69)

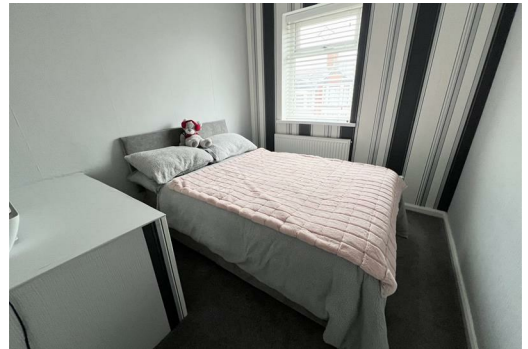
UPVc double glazed window to rear aspect, stand in shower cubicle, low level wc, hand wash basin, heated towel rail, and part tiled walls.

External

The property is set on a generous plot with garden area to the front with fenced boundaries and gates to a driveway leading to a detached garage. To the rear is a good sized garden with both patio and lawn areas with fenced boundaries.

Garage

Double wooden doors, and door access into garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(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	

