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## Lowther Crescent, St. Helens, WA10 3PW Offers In Excess Of £330,000

We are pleased to offer for sale with no chain this spacious and well presented detached property which is an ideal family home and situated conveniently for amenities, schools and travel links. The accommodation comprises of to the ground floor an entrance hallway, cloakroom, lounge, second lounge or dining room, extended kitchen/dining room, utility room and conservatory. To the first floor are four bedrooms with the master having an en-suite shower room and a family bathroom. The property is fully double glazed and the combi boiler is only 3 years old with guarantee in place. Externally to the rear is a good sized private garden and to front offers a driveway with garage for ample parking and storage. Viewings are a must to fully appreciate this home and can be arranged by calling us on 01744 24341.





**Entrance Hall**

Composite door to front, laminate flooring, radiator, stairs to first floor

**Lounge**

18'4 x 10'9 (5.59m x 3.28m)

UPVc double glazed window to front aspect, feature fireplace with electric fire, two radiators

**Second Lounge / Dining Room**

9'10 x 9'2 (3.00m x 2.79m)

UPVc double glazed window to front aspect, radiator

**Cloakroom**

5'8 x 4'3 (1.73m x 1.30m)

UPVc double glazed window to front aspect, hand wash basin, wc, radiator

**Conservatory**

10'8 x 10'3 (3.25m x 3.12m)

UPVc double glazed windows and door to side aspect, radiator, fully insulated

**Kitchen/Dining Room**

19'4 x 9'10 (5.89m x 3.00m)

UPVc double glazed window to rear aspect, Velux window, full range of wall and base units, one and a half sink unit with mixer taps, double oven, halogen hob, overhead extractor fan, integrated dishwasher and fridge freezer, vinyl flooring, radiator

**Utility Room**

6'3 x 4'11 (1.91m x 1.50m)

UPVc door to rear, worktops, plumbed for washing machine and tumble dryer, vinyl flooring, radiator

**Landing**

UPVc double glazed window to rear aspect, storage cupboard, loft access with ladder access and power

**Bedroom One**

10'11 x 10'0 (3.33m x 3.05m)

UPVc double glazed window to front aspect, radiator

**En-suite Shower Room**

8'2 x 4'9 (2.49m x 1.45m)

UPVc double glazed window to side aspect, shower cubicle with a new waterfall shower, vanity sink unit, wc, fully tiled walls, UPVc ceiling cladding, radiator

**Bedroom Two**

9'10 x 9'7 (3.00m x 2.92m)

UPVc double glazed window to front aspect, radiator

**Bedroom Three**

9'7 x 8'4 (2.92m x 2.54m)

UPVc double glazed window to rear aspect, radiator

**Bedroom Four**

7'10 x 7'4 (2.39m x 2.24m)

UPVc double glazed window to front aspect, radiator

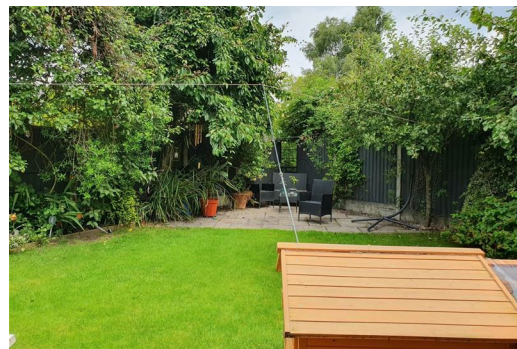
**Bathroom**

8'2 x 5'11 (2.49m x 1.80m)

UPVc double glazed window to rear aspect, hand wash basin, wc, bath with electric shower over and screen, fully tiled walls, UPVc ceiling cladding, radiator

**External**

Garden to the rear with lawn and patio areas and to the front a driveway leading to the garage which has been boarded offering extra storage space, and has power and lighting



Energy Efficiency Rating	
Current	Potential
76	88

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

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

EU Directive 2002/91/EC

England & Wales

