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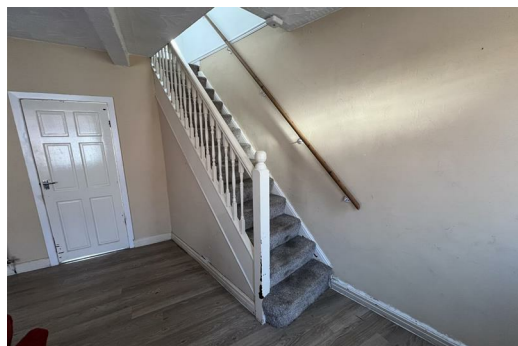


Houghton Road, St. Helens, WA9 3HZ

£99,950

We are pleased to announce for sale this very good sized end terraced property which would be ideal for a first time buyer or investment. The property is warmed throughout with gas central heating and is partly double glazed.

The accommodation briefly comprises of a lounge, kitchen/dining room, first floor landing, three good sized bedrooms, and family bathroom. Externally the property has a rear garden. Viewing is highly recommended and can be arranged via our branch or by calling 01744 24341



Lounge
19'3"x12'4" (5.87x3.76)

Kitchen
14'4"x11'1" (4.37x3.38)

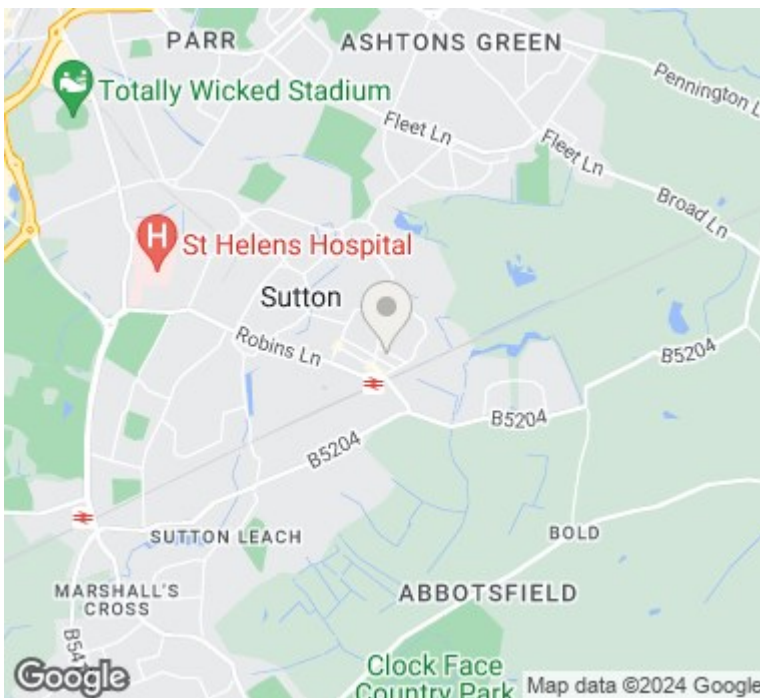
First Floor Landing

Bedroom One
12'6"x10'2" (3.81x3.10)

Bedroom Two
10'10"x8'2" (3.30x2.49)

Bedroom Three
10'10"x8'2" (3.30x2.49)

Family Bathroom



Energy Efficiency Rating		Current	Potential
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			
England & Wales		71	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(91-91) 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			

