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## **Rollesby Gardens, St. Helens, WA9 5WG**

**£95,000**

We are pleased to offer for sale this two bedroom first floor apartment which would make an ideal first time buy or investment. The property benefits from UPVc double glazing and electric wall heaters and briefly comprises of: entrance hallway, lounge with 'Juliet' balcony, kitchen, two good sized bedrooms and a family bathroom. Externally the property has an allocated parking space. 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 communal hall, laminate flooring, intercom system, and electric wall heater.

### Lounge

14'8" x 10'5" (4.49 x 3.19)

UPVc double glazed double doors with Juliet balcony, laminate flooring, and electric wall heater.

### Kitchen

9'7" x 8'11" (2.93 x 2.72)

UPVc double glazed window, range of wall and base units, stainless steel sink, integral electric oven and hob with over head extractor fan, plumbed for washing machine, electric wall heater, and ceramic floor tiles.

### Bedroom One

15'10" x 8'8" (4.83 x 2.66)

UPVc double glazed window, and electric wall heater.

### Bedroom Two

10'9" x 7'1" (3.29 x 2.16)

UPVc double glazed window, and electric wall heater.

### Bathroom

Panelled bath with shower over, vanity sink unit, low level wc, heated towel rail, ceramic floor tiles, and part tiled walls.

### External

Allocated parking space.



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		77	77
EU Directive 2002/91/EC			

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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			