



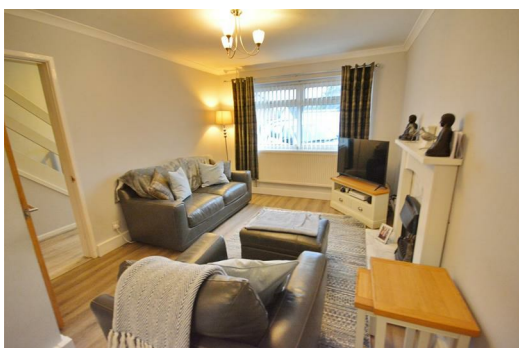
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Laffak Road, St. Helens, WA11 9EH

£170,000

We are pleased to announce for sale this three bedroom semi detached property which is situated on the North side of St Helens and within very easy reach of the East Lancs Road. The property presents itself with spacious family size accommodation and also with room for expansion, subject to planning. It benefits from gas central heating and UPVC double glazing and briefly comprises of entrance hallway, through lounge and dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally the property has a driveway to the front and enclosed garden to the rear. 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.



Description

Entry to the property is via a good-sized entrance hall with a PVCu double glazed front door.

The lounge through dining room has two distinct areas with PVCu double glazed windows to both ends of the room as well as a feature fireplace. The kitchen is fitted with a range of base, drawer and wall units with coordinated work surfaces, along with plenty of space for appliances. There is a PVCu double glazed door to the rear garden as well as a PVCu side window.

The first floor of the property boasts two double bedrooms as well as a third single bedroom. The family bathroom is fitted with a low-level WC and a pedestal wash basin, there is a panel bath with shower over.

Property has gas central heating and as already mentioned PVCu double glazing.

To the rear is an enclosed garden on two levels with a lawned area as well as patio area, there is standing for a shed. Access to the front by the side of the property. The front has been paved to provide plenty of off-road parking for several motor vehicles.

Entrance Hallway

Through Lounge Dining Room

23'9" x 10'5" (7.24 x 3.19)

Kitchen

9'10" x 8'2" (3.01 x 2.50)

First Floor Landing

Bedroom One

12'7" x 9'3" (3.85 x 2.84)

Bedroom Two

11'2" x 10'2" (3.41 x 3.11)

Bedroom Three

9'9" x 7'6" (2.99 x 2.31)

Family Bathroom

External



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		
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		
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