



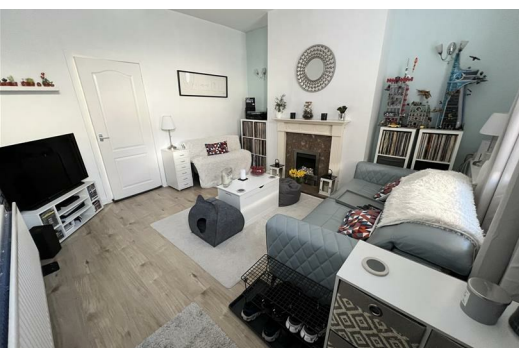
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## Duncan Street, St. Helens, WA10 3TF

### £110,000

We are pleased to announce for sale this two bedroom mid terraced property which has been well looked after by its current owners and would make an ideal family home or investment. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: lounge, kitchen, inner hall, and family bathroom all to the ground floor. To the first floor there are two good sized bedrooms. Externally the property has a rear yard area. Viewing is highly recommended to appreciate the condition of this property and can be arranged through our office or by calling 01744 24341. No Chain.





Lounge

13'6" x 12'11" (4.13 x 3.95)  
UPVc double glazed window and door to front aspect, radiator, laminate flooring, and gas fire set in feature surround.

Kitchen

12'10" x 8'3" (3.93 x 2.53)  
UPVc double glazed window to rear aspect, full range of wall and base units, stainless steel sink, integral gas hob and electric oven with over head extractor fan, radiator, laminate flooring, part tiled walls, and stairs to first floor.

Inner Hall

UPVc double glazed door leading into rear yard, and plumbed for washing machine.

Family Bathroom

6'3" x 5'6" (1.93 x 1.68)  
UPVc double glazed window to side aspect, vanity sink unit, panelled bath with shower over, low level wc, radiator, and part tiled walls.

First Floor Landing

Loft access.

Bedroom One

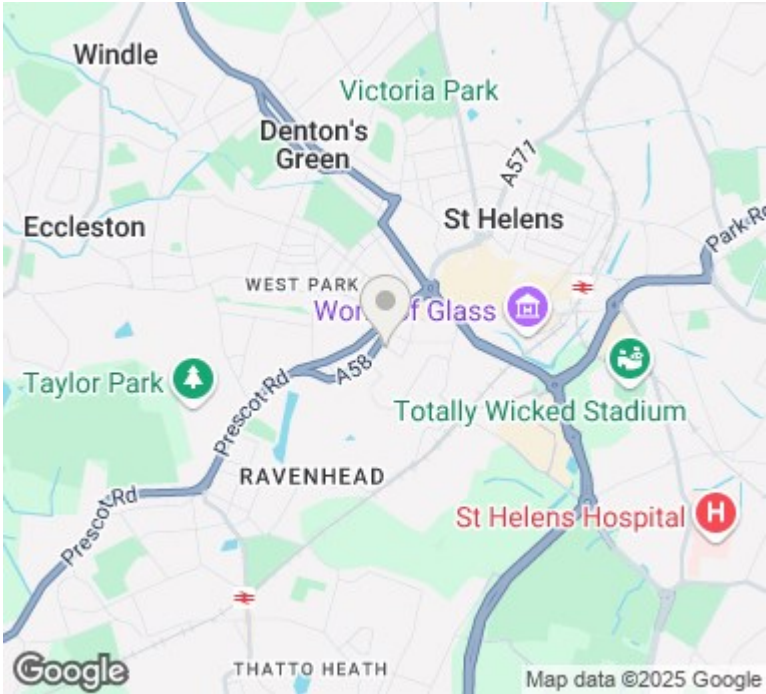
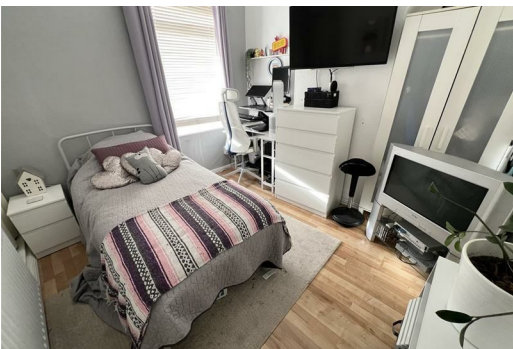
12'11" x 11'6" (3.96 x 3.51)  
UPVc double glazed window to front aspect, radiator, and laminate flooring.

Bedroom Two

10'4" x 10'0" (3.16 x 3.05)  
UPVc double glazed window to rear aspect, and radiator.

External

Yard area to the rear with both decking and patio areas, brick wall boundaries, and gate access to rear.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		