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Massey Street, St. Helens, WA9 3NL

£40,000

We are pleased to announce for sale this two bedroom first floor flat which, although does require some refurbishment, would make an ideal investment or first time buy. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance hallway, lounge, kitchen, inner hall, two good sized bedrooms and a family bathroom. Viewing is highly recommended to appreciate the potential of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

Door to front aspect, radiator, and laminate flooring.

Lounge

17'0" x 10'2" (5.20 x 3.10)

UPVc double glazed window, and radiator.

Kitchen

7'11" x 7'9" (2.43 x 2.38)

UPVc double glazed window, wall and base units, stainless steel sink, plumbed for washing machine, radiator, and storage cupboard.

Inner Hall

Radiator and storage cupboard.

Bedroom One

13'1" x 10'2" (4.00 x 3.10)

UPVc double glazed window, and radiator.

Bedroom Two

10'5" x 9'10" (3.20 x 3.00)

UPVc double glazed window, and radiator.

Family Bathroom

6'7" x 6'2" (2.02 x 1.90)

UPVc double glazed window, panelled bath with shower over, low level wc, hand wash basin, radiator, and part tiled walls.



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			
		77	79
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			
England & Wales		EU Directive 2002/91/EC	