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Shropshire Gardens, St. Helens, WA10 3XX

£185,000

We are delighted to offer for sale this three bedroom end town house which has been vastly improved just recently by the current owners with new window, doors, central heating, and fitted kitchen. The property is warmed throughout by gas central heating and benefits from being UPVc double glazed and briefly comprises of: entrance hall, downstairs wc, good sized lounge lounge and kitchen/dining area all to the ground floor. To the first floor there are 3 bedrooms and a family bathroom. To the front of the property is off street parking for two cars and to the rear is an enclosed garden which is not directly overlooked. Viewing is highly recommended to appreciate the condition and finish of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

Door to front, UPVc double glazed window to side aspect, and radiator.

Downstairs wc

UPVc double glazed window to front aspect, low level wc, vanity sink unit, and radiator.

Lounge

15'9" x 14'5" (4.80 x 4.39)

UPVc double glazed window to front aspect, stairs to first floor, and two radiators.

Kitchen/ Dining Room

14'5" x 8'4" (4.39 x 2.54)

UPVc double glazed double doors leading to rear garden, UPVc double glazed window to rear aspect, range of wall and base unit, integral electric oven and hob with overhead extractor fan, 1 1/2 sink unit with mixer tap, integral washing machine, radiator, and part tiled walls.

First Floor Landing

UPVc double glazed window to side aspect.

Bedroom One

13'4" x 8'2" (4.06 x 2.49)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

10'9" x 8'2" (3.28 x 2.49)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

10'2" max x 5'11" (3.10 max x 1.80)

UPVc double glazed window to front aspect,

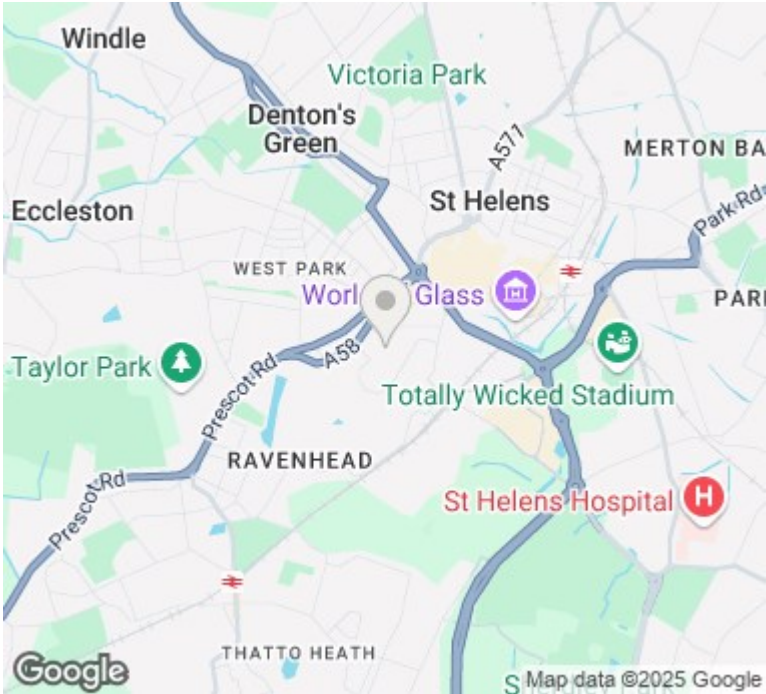
Family Bathroom

6'1" x 5'4" (1.86 x 1.65)

UPVc double glazed window to rear aspect, panelled bath with shower over, low level wc, vanity sink unit, radiator, and part tiled walls.

External

Parking to the front of the property for two cars and gated access leading to the rear garden. To the rear is an enclosed garden with fenced boundaries, both patio and lawn areas, and the benefit of not being directly over looked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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		
England & Wales EU Directive 2002/91/EC		