



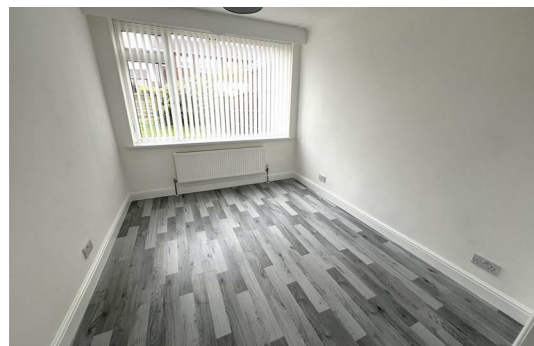
HEAD OFFICE:
14 Claughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



Chester Lane, St. Helens, WA9 4DE

£200,000

We are pleased to offer for sale this three bedroom semi detached property which would make an ideal family home. The property is in good condition internally and benefits from gas central heating and UPVC double glazing. It has been fully re-wired 12 months ago and the heating system has been re-piped. The accommodation briefly comprises of: entrance porch, hallway, lounge, dining room, and kitchen to the ground floor. To the first floor there are three good sized bedrooms and a shower room. Externally the property has front and rear gardens with a driveway leading to an attached garage. 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 Porch

Door to front aspect.

Hallway

Laminate flooring, stairs to first floor, and radiator.

Lounge

14'4" x 11'3" (4.39 x 3.44)

UPVc double glazed window to front aspect, laminate flooring, and radiator.

Dining Room

10'5" x 8'9" (3.20 x 2.69)

UPVc double glazed window to rear aspect, laminate flooring, and radiator.

Kitchen

10'2" x 8'6" (3.11 x 2.61)

UPVc double glazed window to rear aspect, range of wall and base units, 1 1/2 sink unit with mixer tap, integral electric oven and hob with over head extractor fan, integral fridge and freezer, laminate flooring, and part tiled walls.

First Floor Landing

UPVc double glazed window to side aspect, and loft access.

Bedroom One

13'6" x 10'5" (4.13 x 3.19)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

11'5" x 9'5" (3.49 x 2.88)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

10'5" x 7'0" (3.19 x 2.15)

UPVc double glazed window to front aspect, storage cupboard, and radiator.

Shower Room

7'11" x 5'4" (2.43 x 1.64)

UPVc double glazed window to rear aspect, stand in shower cubicle, low level wc, vanity sink unit, heated towel rail, ceramic floor tiles, and fully tiled walls.

External

Garden area to the front of the property which is mainly laid to lawn with driveway for off street parking leading to an attached garage. Enclosed garden to the rear with both grass and patio areas and fenced boundaries.

Garage

Up and over door, power and lighting, plumbed for washing machine, and door access to rear garden.



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		
England & Wales		
EU Directive 2002/91/EC		