



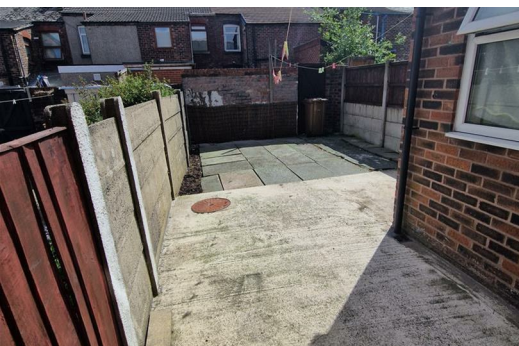
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**Florence Street, St. Helens, WA9 5NA**  
**£115,000**

\*\*\* Internal pictures coming soon! \*\*\*

We are pleased to announce for sale this two bedroom mid terraced property which would make an ideal first time buy or investment. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: lounge, kitchen, inner hallway, and bathroom to the ground floor. To the first floor there are two good sized bedrooms. Externally the property has a good sized rear yard. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 0174424341.



Lounge

13'11" x 12'0" (4.25 x 3.66)

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

Kitchen

13'11" x 7'6" (4.25 x 2.30)

UPVc double glazed window to rear aspect, range of wall and base units, stainless steel sink unit, integral gas hob and electric oven with over head extractor fan, plumbed for washing machine, ceramic floor tiles, part tiled walls, and stairs to first floor.

Inner Hallway

Door to rear yard.

Family Bathroom

6'3" x 5'5" (1.93 x 1.67)

UPVc double glazed window to side aspect, panelled bath with shower over, pedestal hand wash basin, low level wc, radiator, ceramic floor tiles, and tiled walls.

First Floor Landing

Loft access.

Bedroom One

13'10" x 12'0" (4.24 x 3.67)

UPVc double glazed window to front aspect, feature fire place, and radiator.

Bedroom Two

13'11" x 7'3" (4.26 x 2.22)

UPVc double glazed window to rear aspect, and radiator.

External

Good sized yard area to the rear with fenced boundaries and gate access to alleyway.

