



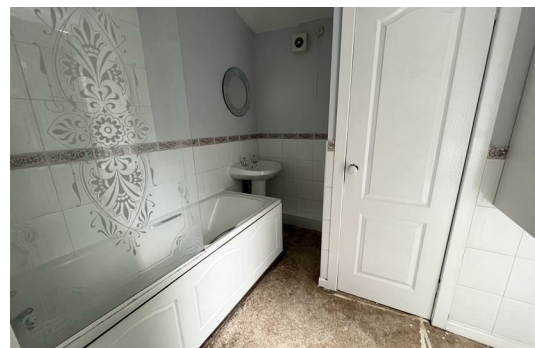
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## Scholes Lane, St. Helens, WA9 5PA

### £159,950

We are pleased to offer for sale this larger than average three bedroom terraced house 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: entrance hallway, lounge, dining room, kitchen, and family bathroom to the ground floor. To the first floor there are three good sized bedrooms. Externally the property has a small front garden with steps leading to the front door and an enclosed 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 01744 24341.





Entrance Hallway

UPVc door, stairs to first floor, and radiator.

Lounge

14'11" x 12'3" (4.57 x 3.75)

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

Second Lounge/ Dining Room

15'7" x 12'9" (4.77 x 3.90)

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

Kitchen

13'2" x 8'0" (4.02 x 2.45)

UPVc double glazed window to side aspect, door leading to rear yard, range of wall and base units, stainless steel sink unit, radiator, and part tiled walls.

Bathroom

8'4" x 8'0" (2.56 x 2.44)

Two UPVc double glazed windows to side aspect, panelled bath with shower over, pedestal hand wash basin, low level wc, radiator, and part tiled walls.

First Floor Landing

Bedroom One

16'0" x 12'10" (4.88 x 3.93)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

13'11" x 10'5" (4.25 x 3.18)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

13'7" x 8'1" (4.15 x 2.48)

UPVc double glazed window to rear aspect, and radiator.

External

Small garden to the front of the property with steps leading to the front door. To the rear is an enclosed garden area with both patio and artificial grass areas, and gate access to rear.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		69	(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		