



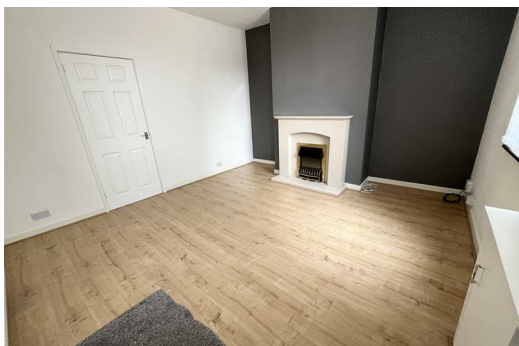
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Sutton Heath Road, St. Helens, WA9 5HU

Offers In Excess Of £110,000

We are pleased to announce for sale this three bedroom mid terraced property which would make an ideal first time buy or investment. The property internally is in a great condition and benefits from gas central heating and being UPVc double glazed. The accommodation briefly comprises of: lounge, dining room, and kitchen to the ground floor. To the first floor there are two good sized bedrooms, one small bedroom or office, and a family bathroom. Externally the property has a rear yard. 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.



Lounge

13'4" x 12'7" (4.08 x 3.85)
UPVc double glazed window to front aspect, door to front aspect, laminate flooring, radiator, and feature fire place with electric fire.

Dining Room

13'4" x 8'4" (4.08 x 2.55)
UPVc double glazed window to rear aspect, laminate flooring, radiator, and stairs to first floor.

Kitchen

11'6" x 7'8" (3.52 x 2.35)
UPVc double glazed window to rear aspect, door leading to rear yard, range of wall and base units, stainless steel sink, integral gas hob and electric oven with over head extractor fan, plumbed for washing machine, and part tiled walls.

Landing

Loft access which has a ladder.

Bedroom One

13'5" x 11'0" (4.09 x 3.37)
UPVc double glazed window to front aspect, and radiator.

Bedroom Two

9'11" x 7'8" (3.03 x 2.36)
UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

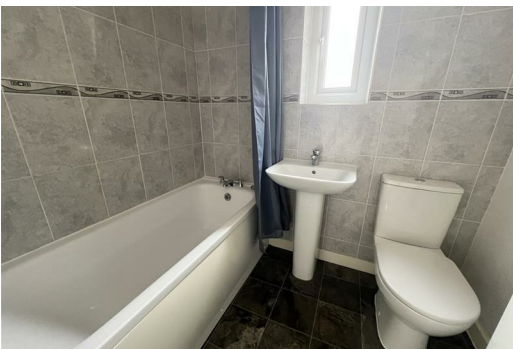
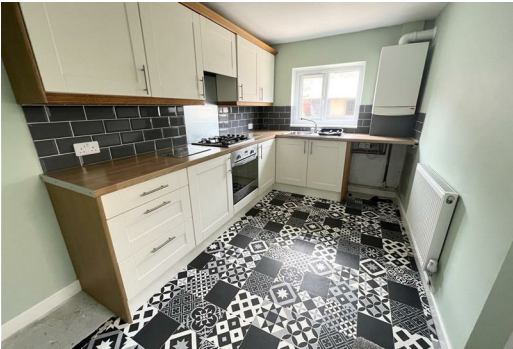
7'6" x 4'8" (2.31 x 1.44)
UPVc double glazed window to rear aspect, and radiator.

Family Bathroom

6'6" x 4'11" (2.00 x 1.50)
UPVc double glazed window to side aspect, panelled bath with shower over, low level wc, pedestal hand wash basin, radiator, and part tiled walls.

External

Enclosed yard area to the rear with brick wall boundaries and gate access to rear alley.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		