



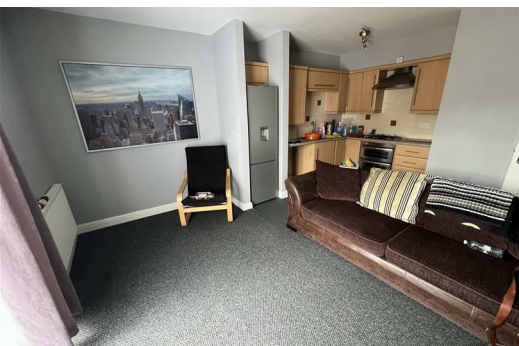
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Dunriding Lane, St. Helens, WA10 4BB

£750 Per Month

We are pleased to offer for rent this two bedroom first floor apartment situated in a purpose built block of 6 fronting onto Dunriding Lane, convenient for all local amenities including many reputable schools and within easy access of St Helens town centre and the East Lancashire Road making it ideal for commuters. The accommodation briefly comprises; entrance hallway, lounge with open plan kitchen area, two bedrooms and family bathroom. The property benefits from gas central heating, double glazing, a communal garden and parking. Viewing is highly recommended and can be arranged via our office or by calling 01744 24341. Available from 21st July



Hallway

Providing access to the open plan lounge/kitchen, bedrooms and bathroom. Loft access.

Open Plan Lounge/Kitchen

16'8 x 16'0 (5.08m x 4.88m)

Double glazed French doors to the front aspect filling the room with natural light, panelled radiator. Fitted kitchen with co-ordinated work tops, stainless steel sink unit, plumbed for automatic washing machine, gas hob/oven, cooker hood, part tiled walls.

Bedroom One

15'3 x 12'5 (4.65m x 3.78m)

Window - rear aspect, panelled radiator.

Bedroom Two

10'1 x 8'3 (3.07m x 2.51m)

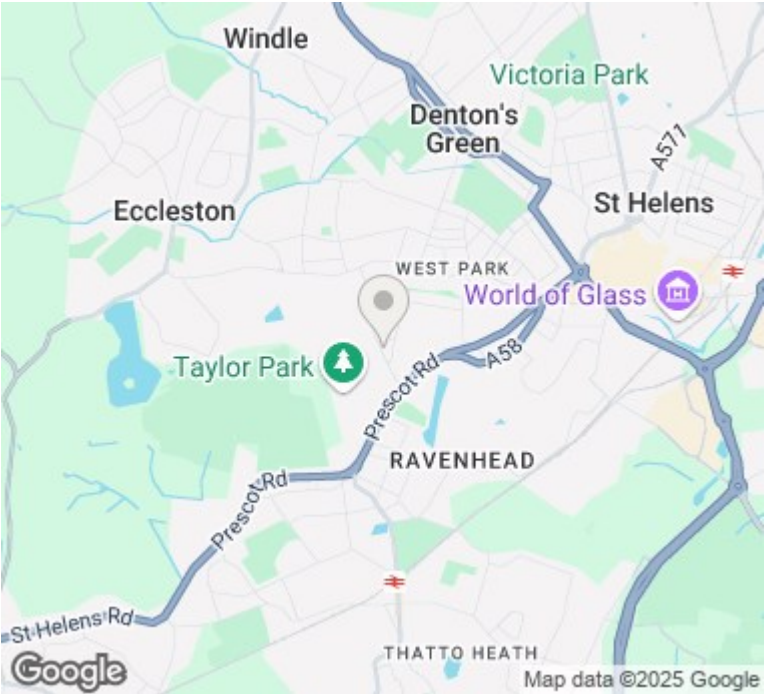
Window - front aspect, panelled radiator.

Bathroom

White suite - panelled bath with mixer tap, shower over, low level w.c. pedestal wash hand basin, heated towel rail, tiled walls.

External

Allocated parking to the rear and communal gardens to the front



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			(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	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC