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Hall Street, St. Helens, WA10 1EJ

£180,000

We are pleased to announce for sale this very good sized three bedroom terraced property which has been vastly improved by its current owners and would make an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, lounge, second lounge/ dining room, and kitchen with centre island all to the ground floor. To the first floor there are three double bedrooms, family bathroom and separate wc. Externally the property has a garden area to the rear with both lawn and patio area's. 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 Hallway

Door to front aspect, stairs to first floor, and radiator.

Front Lounge/ Dining Room

14'3" x 12'10" (4.35 x 3.92)

Two UPVc double glazed windows to front aspect, feature fire place, laminate flooring, and radiator.

Rear Lounge

16'3" x 14'6" (4.96 x 4.43)

UPVc double glazed window to rear aspect, log burner set in feature surround, radiator, and under stairs storage cupboard.

Kitchen

17'8" x 9'11" (5.41 x 3.03)

UPVc double glazed windows to side and rear aspect, full range of wall and base units, 1 1/2 sink unit with mixer taps, centre island with seating, extractor fan, radiator, and ceramic floor tiles.

First Floor Landing

Loft access and sky light.

Bedroom One

16'0" x 14'0" (4.90 x 4.27)

Two UPVc double glazed windows to front aspect, fitted wardrobes, and radiator.

Bedroom Two

13'5" x 11'6" (4.10 x 3.53)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

11'5" x 6'10" (3.50 x 2.09)

UPVc double glazed window to rear aspect, and radiator.

Family Bathroom

8'1" x 7'0" (2.48 x 2.15)

UPVc double glazed window to side aspect, panelled bath with shower over, vanity sink unit, and heated towel rail.

WC

UPVc double glazed window to side aspect, low level wc, and tiled walls.

External

Enclosed garden area to the rear which is a great size and has both patio and lawn areas. Also brick shed with electric, brick wall boundaries, and gate access to alleyway.

Utility Room

Outside utility area with stainless steel sink, UPVc double glazed window, and base units.



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