



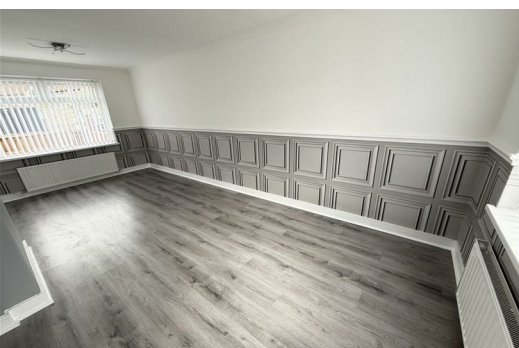
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## Brookway Lane, St. Helens, WA9 3RN

### £159,950

We are pleased to offer for sale this three bedroom semi detached house which has been refurbished to a high standard and is an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, lounge, and kitchen/ dining room to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom. Externally the property is set on a bigger than average plot with a driveway to the front and enclosed garden to the rear. Viewing is highly recommended to appreciate the size and finish of the property and can be arranged through our office or by calling 01744 24341.





Entrance Hallway

UPVc door, stairs to first floor, and radiator.

Lounge

19'9" x 9'9" (6.02 x 2.98)

UPVc double glazed windows to both front and rear aspects, two radiators, and laminate flooring.

Kitchen/ Dining Room

19'8" x 9'3" (6.00 x 2.82)

UPVc double glazed windows to side and rear aspects, door leading into rear garden, full range of wall and base units, integral electric oven and hob with overhead extractor fan, stainless steel sink, plumbed for washing machine, and radiator.

Landing

Loft access.

Bedroom One

13'6" x 9'10" (4.12 x 3.02)

UPVc double glazed window to front aspect, storage cupboard, and radiator.

Bedroom Two

12'5" x 5'11" (3.80 x 1.81)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

10'8" x 6'1" (3.26 x 1.86)

UPVc double glazed window to front aspect, storage cupboard, and radiator.

Family Bathroom

6'6" x 5'8" (1.99 x 1.74)

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

External

Set on a good sized plot with driveway for off street parking to the front and enclosed garden to the rear with both patio and lawn areas. fenced boundaries and gate access to the front.

Additional Information

The vendor has informed us that the property is freehold. They have also advised the roof has recently been replaced and the property insulated to a high standard.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	81
B (81-91)	
C (69-80)	74
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)	81
B (81-91)	
C (69-80)	74
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

