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Joseph Street, St Helens, WA9 3PS £795 Per Month

We are pleased to announce for let this two bedroom mid terraced which would make an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: lounge, dining room, kitchen, inner hall, and bathroom to the ground floor. To the first floor there are two good sized bedrooms. Externally the property has a yard to the rear. Viewing is highly recommended to appreciate the size and condition and can be arranged through our office or by calling 01744 24341.



Lounge

14'2" x 11'10" (4.33 x 3.63)

UPVc double glazed window to front aspect, door to front aspect, feature fire place with electric fire, and radiator.

Dining Room

8'6" x 8'2" (2.61 x 2.50)

UPVc double glazed window to rear aspect, and radiator.

Kitchen

11'11" x 6'6" (3.65 x 2.00)

UPVc double glazed window to side aspect, range of wall and base units, stainless steel sink, integral electric oven and hob with over head extractor, plumbed for washing machine, radiator, and part tiled walls.

Inner Hall

Door to rear yard.

Bathroom

6'7" x 5'5" (2.01 x 1.67)

UPVc double glazed window to rear aspect, panelled bath with shower over, hand wash basin, low level wc, radiator, and part tiled walls.

First Floor Landing

Loft access.

Bedroom One

11'11" x 10'7" (3.65 x 3.24)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

11'9" x 8'6" (3.60 x 2.61)

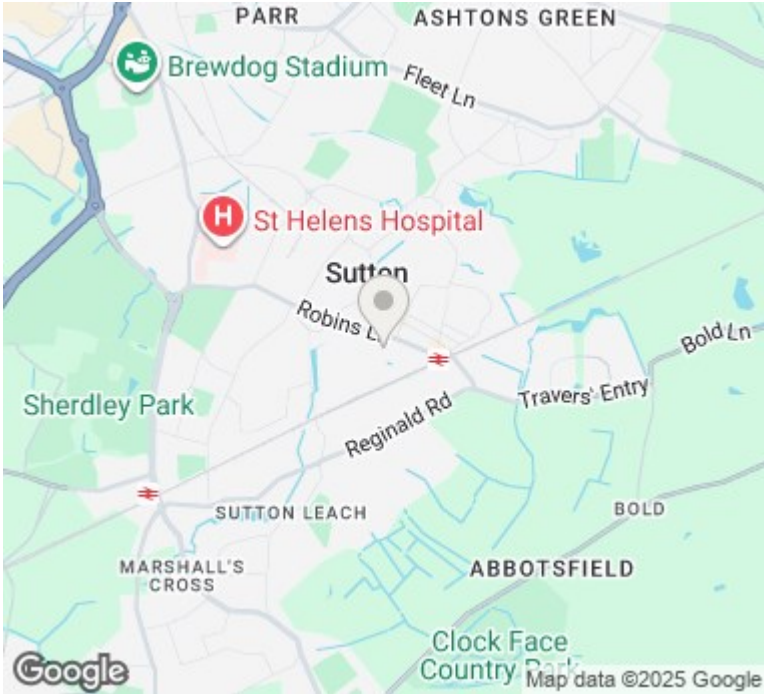
UPVc double glazed window to rear aspect, and radiator.

Rear Yard

Brick wall boundaries and gate access to alleyway.

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only.



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		