



HEAD OFFICE:
14 Cloughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



Liverpool Road, St. Helens, WA11 0UL

£349,950

We are pleased to announce for sale this extended semi detached property which is positioned in one of the area's most desirable locations and would make an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance porch, hallway, downstairs wc, front lounge, open plan rear lounge with dining area leading to a good sized kitchen, and utility room all to the ground floor. To the first floor there are three good sized bedrooms with stairs in the smaller bedroom leading up to a loft room, and a family bathroom. Externally the property has a block paved driveway to the front leading to a single garage and a good sized garden to the rear which benefits from not being overlooked. 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 Porch

UPVc double glazed windows and door, and ceramic floor tiles.

Hallway

Door access to garage, stairs to first floor, radiator, and laminate flooring.

Downstairs WC

Low level wc, hand wash basin, radiator, and part tiled walls.

Front Lounge

12'3" x 10'8" (3.75 x 3.27)

UPVc double glazed window to front aspect, radiator, and laminate flooring.

Rear Lounge and Dining Area

18'4" x 12'2" (5.60 x 3.71)

UPVc double glazed double doors leading into rear garden, multi fuel burner set in feature surround, two radiators, and laminate flooring.

Kitchen

15'8" x 8'3" (4.80 x 2.54)

UPVc double glazed window to rear aspect, two Velux windows, full range of wall and base units, two integral ovens, integral five burner gas hob with over head extractor fan, 1 1/2 sink unit with mixer tap, radiator, and laminate flooring.

Utility Room

7'8" x 5'8" (2.34 x 1.74)

UPVc double glazed window to side aspect, plumbed for washing machine, range of base units, and 1 1/2 sink unit with mixer tap.

First Floor Landing

UPVc double glazed window to side aspect.

Bedroom One

12'3" x 11'3" (3.74 x 3.43)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

12'3" x 11'7" (3.74 x 3.55)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

8'5" x 7'9" (2.58 x 2.37)

UPVc double glazed window to front aspect, radiator, and stairs to loft room.

Loft Room

18'4" x 9'1" (5.60 x 2.79)

Two Velux windows.

Family Bathroom

6'9" x 6'1" (2.08 x 1.87)

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

External

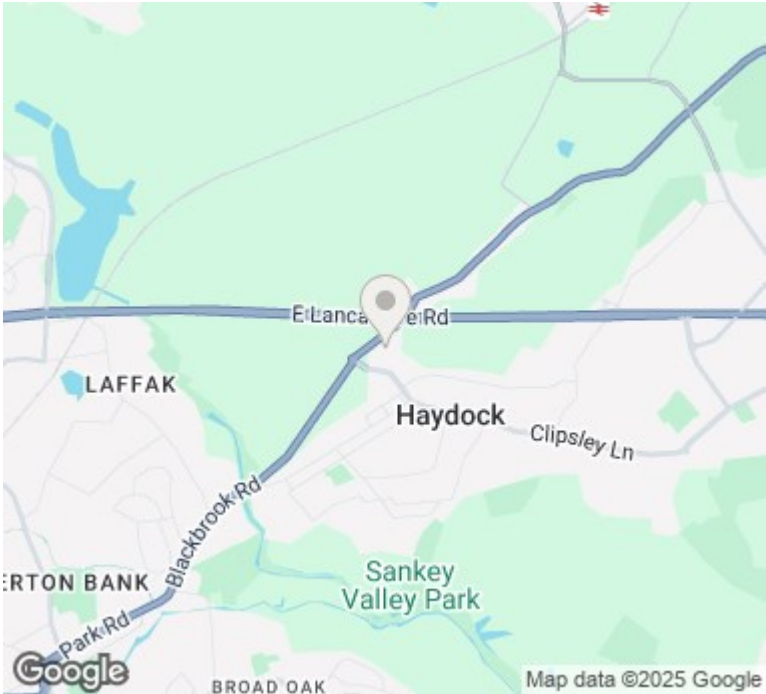
Block paved driveway to the front of the property providing parking for a number of cars leading to a single garage. To the rear is a good sized enclosed garden which has the benefit of not being over looked. The area consists of a large decking area with a section of artificial grass, with a further area of grass.

Garage

Electric roller shutter door, power and lighting.

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. The owner is a relation to a director of John Brown Estate Agents.



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

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

