



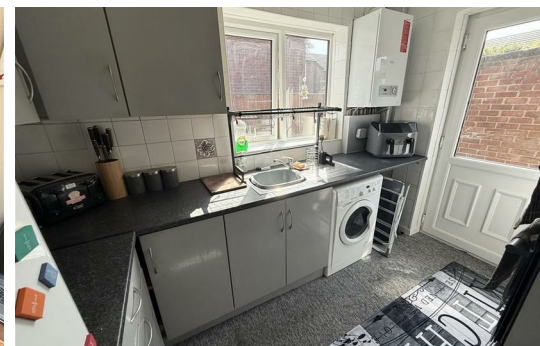
HEAD OFFICE:
14 Cloughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



Canberra Avenue, St. Helens, WA9 5RS

£129,950

We are pleased to announce for sale this two double bed roomed end town house which has been much improved by its current owners and is set on a great sized plot. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance hallway, through lounge and dining room, and kitchen to the ground floor. To the first floor there are two double bedrooms and a family bathroom. Externally the property is set on a good sized plot with off street parking to the front for up to three vehicles. To the rear is an enclosed garden with both patio and lawn areas. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

UPVc double glazed door, UPVc double glazed window to side aspect, stairs to first floor, and radiator.

Through Lounge and Dining Room

22'5" x 10'5" (6.85 x 3.20)

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

Kitchen

9'8" x 7'1" (2.97 x 2.17)

UPVc double glazed window to side aspect, UPVc door leading into rear garden, range of wall and base units, stainless steel sink, integral electric oven and hob with overhead extractor fan, and part tiled walls.

First Floor Landing

UPVc double glazed window to side aspect, and loft access which is part boarded.

Bedroom One

16'7" x 9'2" (5.07 x 2.80)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

11'9" x 10'3" (3.59 x 3.13)

UPVc double glazed window to rear aspect, and radiator.

Family Bathroom

5'11" x 5'5" (1.81 x 1.66)

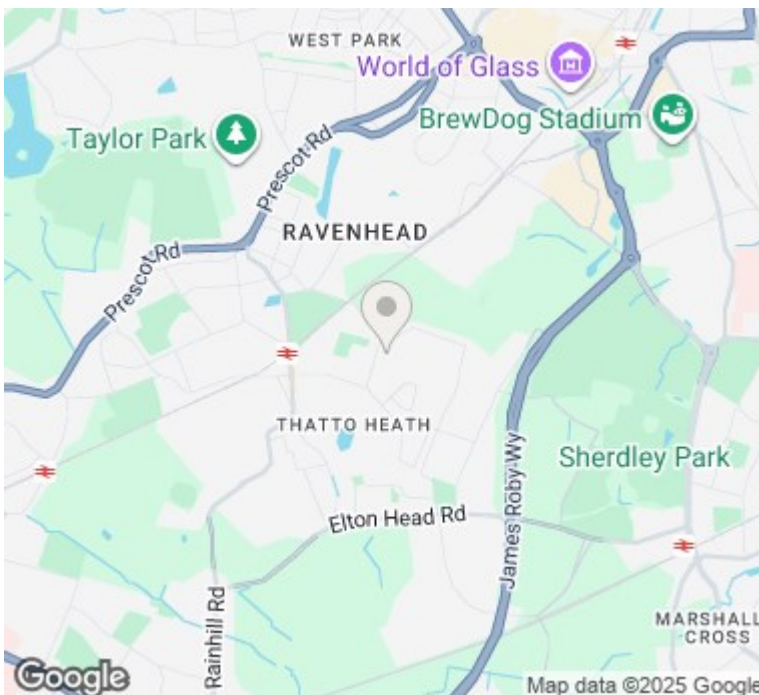
UPVc double glazed window to rear aspect, panelled bath with shower on taps, vanity sink unit, low level wc, and heated towel rail.

External

Driveway to the front of the property for off street parking for up to three cars. Good sized enclosed garden to the rear with both patio and lawn areas. Surrounded by fenced boundaries and with a brick built shed.

Information

The owner has advised the boiler was installed in 2019 and the property has recently had new UPVc facias, soffits, and guttering.



Energy Efficiency Rating	
Current	Potential
57	86

Environmental Impact (CO ₂) Rating	
Current	Potential

