

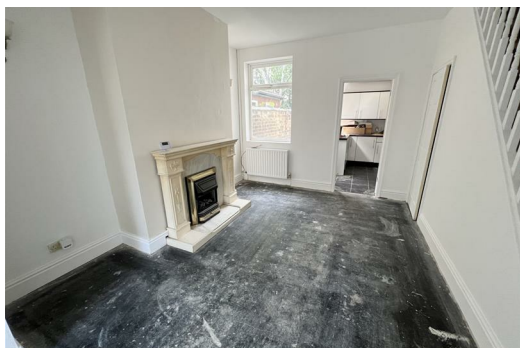


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Goodban Street, St. Helens, WA9 3QD £110,000

We are pleased to announce for sale this two bedroom mid terraced property which would make an ideal first time buy or investment. The property benefits from being gas central heating and UPVC double glazed and briefly comprises of: entrance vestibule, lounge, dining room, and kitchen to the ground floor. To the first floor there are two bedrooms and a shower room. Externally the property has a rear yard. 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 Vestibule

UPVc door.

Lounge

13'5" x 10'2" (4.10 x 3.10)

UPVc double glazed window to front aspect, and radiator.

Dining Room

13'5" x 12'8" (4.10 x 3.88)

UPVc double glazed window to rear aspect, stairs to first floor, feature fire place and radiator.

Kitchen

9'8" x 8'2" (2.95 x 2.50)

UPVc double glazed window to side aspect, door to rear yard, range of wall and base units, 1 1/2 sink unit with mixer tap, integral electric oven and hob with over head extractor fan, and ceramic floor tiles.

First Floor Landing

Loft access and radiator.

Bedroom One

13'5" x 10'2" (4.10 x 3.12)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

12'8" x 8'2" (3.87 x 2.49)

UPVc double glazed window to rear aspect, and radiator.

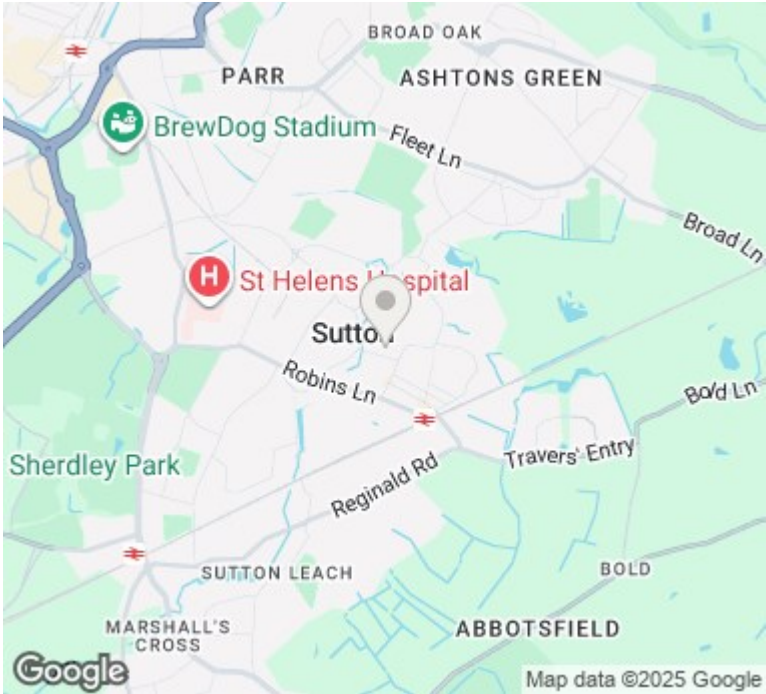
Family Bathroom

9'8" x 8'0" (2.95 x 2.46)

UPVc double glazed window to rear aspect, stand in shower cubicle, low level wc, pedestal hand wash basin, and heated towel rail.

External

Yard area to the rear with brick wall boundaries, patio area, and gate access to alleyway.



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		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		73	(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		