

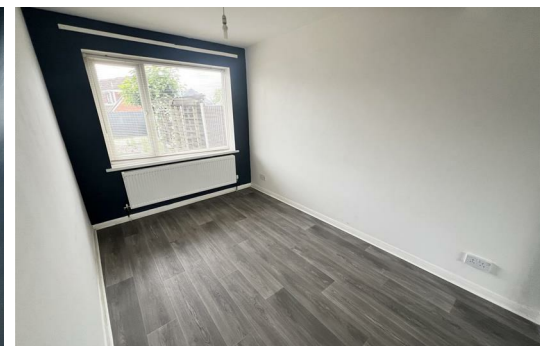


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Littler Road, St. Helens, WA11 0BS
£169,950

We are pleased to announce for sale this three bedroom semi detached property which would make an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, lounge, dining room, and kitchen to the ground floor. To the first floor there are three bedrooms and a shower room. Externally the property has front and rear gardens with a driveway for off street parking. Viewing is highly recommended to appreciate the size and potential of the property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

UPVc double glazed door, stairs to first floor, laminate flooring, and radiator.

Lounge

13'3" x 10'5" (4.06 x 3.20)

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

Dining Room

9'9" x 7'10" (2.98 x 2.41)

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

Kitchen

9'3" x 7'8" (2.84 x 2.36)

UPVc double glazed window to side aspect, UPVc door to rear garden, range of wall and base units, 1 1/2 sink unit with mixer tap, integral gas hob and electric oven with extractor fan, plumbed for washing machine, integral fridge and freezer, laminate flooring, and part tiled walls.

First Floor Landing

UPVc double glazed window to side aspect, and loft access.

Bedroom One

12'10" x 9'4" (3.92 x 2.87)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

10'0" x 9'4" (3.07 x 2.85)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

8'9" x 6'5" (2.68 x 1.96)

UPVc double glazed window to front aspect, and radiator.

Family Bathroom

6'4" x 6'0" (1.95 x 1.83)

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

External

Garden area to the front with fenced boundaries and small area of artificial grass. Driveway for off street parking leading down the side of the property. To the rear is an enclosed garden which is mainly flagged with fenced boundaries.



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			
		66	87
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	