



**Windleshaw Road, Dentons Green, St. Helens WA10 6TA**

**£110,000**

FOR SALE WITH NO CHAIN ABOVE, Garden fronted terrace, not directly overlooked to the front, comprises: lounge, kitchen, rear hall and ground floor bathroom, two double size bedrooms to the first floor, GCH, double glazing, rear yard, Bishop Road end of Windleshaw by The Police Club.

## **Lounge**

12'8" x 12'7" (3.87m x 3.85m)

Panelled and double glazed door, double glazed window to the front elevation, radiator, laminate effect flooring.

## **Kitchen**

12'8" x 8'5" (3.87m x 2.59m)

Fitted with a range of wall, base and drawer units, built in oven, hob and canopy extractor fan over, sink unit with mixer tap, plumbing and space for an automatic washing machine, double glazed window, door to rear hall and bathroom.

## **Bathroom**

Fitted with a suite to comprise: panelled bath and over bath shower, pedestal wash hand basin, low suite W.C. radiator, obscure double glazed window.

## **First Floor Landing**

### **Bedroom One**

12'8" x 10'11" (3.87m x 3.34m)

Double glazed window to the front elevation and radiator.

### **Bedroom Two**

10'0" x 9'9" (3.06m x 2.98m)

With double glazed window to the rear elevation, radiator, built in cupboard housing gas fired central heating boiler.

## **Outside Front**

Low maintenance, paved front garden, brick built retaining wall and wrought iron access gate.

## **Rear Yard**

Enclosed rear yard, access gate to entry.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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