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Wharfedale Drive, L35 4NP

£265,000

We are pleased to announce for sale this extended three bedroom semi detached house which is positioned on the popular 'Jones' estate in Rainhill and would make an ideal family home. The property benefits from gas central heating and being double glazed and briefly comprises of: entrance porch, hallway, lounge, dining room, kitchen, and large sun room all to the ground floor. To the first floor there are three good sized bedrooms and a shower room. Externally the property has front and rear gardens with driveway and storage building. Viewing is highly Recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 0151 426 0222.



Entrance Porch

UPVc double glazed windows and door.

Hallway

Stairs to first floor and radiator.

Lounge

14'10" x 12'0" (4.54 x 3.67)

UPVc double glazed window to front aspect, laminate flooring, radiator, and living flame gas fire set in a feature surround.

Dining Room

9'10" x 9'3" (3.00 x 2.82)

Double glazed patio doors leading through to sunroom, laminate flooring, and radiator.

Kitchen

9'8" x 8'2" (2.97 x 2.51)

Range of wall and base units, stainless steel sink unit, integral gas hob and electric oven with over head extractor fan, plumbed for washing machine, integral dishwasher, and part tiled walls.

Sun Room

17'3" x 8'10" (5.27 x 2.70)

UPVc double glazed double doors leading into rear garden, UPVc double glazed windows, and radiator.

First Floor Landing

Double glazed window to side aspect, and loft access which has a loft ladder, part boarded and lighting.

Bedroom One

12'8" x 10'5" (3.87 x 3.19)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

12'0" x 10'5" (3.66 x 3.19)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

8'10" x 7'10" (2.70 x 2.41)

UPVc double glazed window to rear aspect, and radiator.

Shower Room

7'10" x 5'9" (2.40 x 1.77)

UPVc double glazed window to front aspect, stand in shower cubicle, low level wc, pedestal hand wash basin, radiator, and part tiled walls.

External

Garden area to the front with driveway leading down the side of the property with double gates. To the rear is an enclosed garden with both artificial grass and patio areas with fenced boundaries.

Storage Building

Door access to garden, two windows, and 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. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.



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		