



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



Balmoral Avenue, St. Helens, WA9 3TU
£185,000

We are pleased to announce for sale this three bedroom semi detached property which has been well looked after by its current owners and would make an ideal family home. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance porch, lounge, and a kitchen/ dining room to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally the property has a driveway to the front leading to a single detached garage. To the rear is a good sized enclosed low maintenance garden. Viewing is highly recommended to appreciate the size and condition of this property and can be arranged through our office or by calling 01744 24341.



Entrance Porch

Door to front aspect, UPVc double glazed windows, and laminate flooring.

Lounge

16'1" x 14'5" (4.92 x 4.40)

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

Kitchen/ Dining Room

14'5" x 7'9" (4.40 x 2.37)

UPVc double glazed window to rear aspect, UPVc double glazed double doors leading out to rear garden, range of wall and base units, stainless steel sink unit, plumbed for washing machine, laminate flooring, and part tiled walls.

First Floor Landing

UPVc double glazed window to side aspect, and lft access which has a ladder and lighting.

Bedroom One

14'5" x 8'2" (4.40 x 2.49)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

10'2" x 8'8" (3.10 x 2.65)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

9'9" x 5'11" (2.98 x 1.82)

UPVc double glazed window to front aspect, and radiator.

Family Bathroom

6'4" x 5'5" (1.94 x 1.67)

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

External

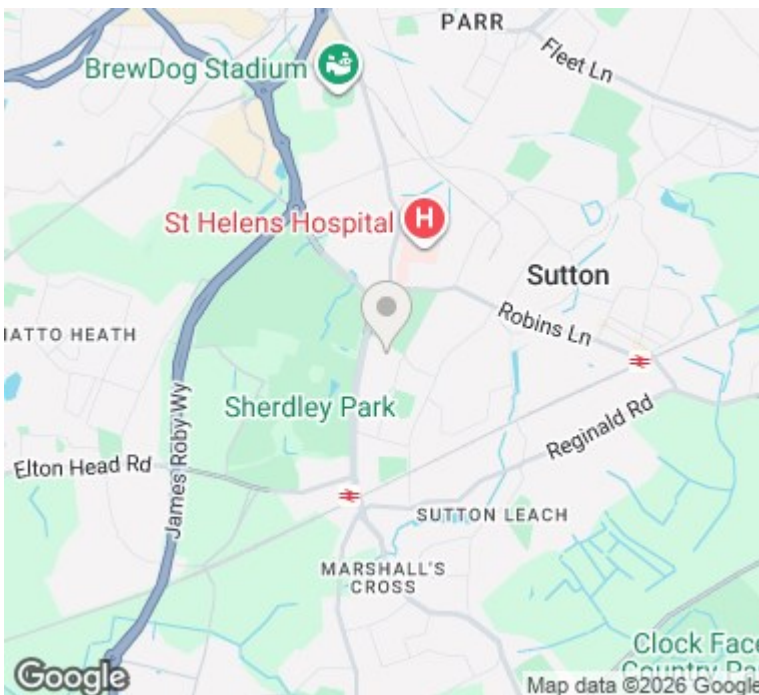
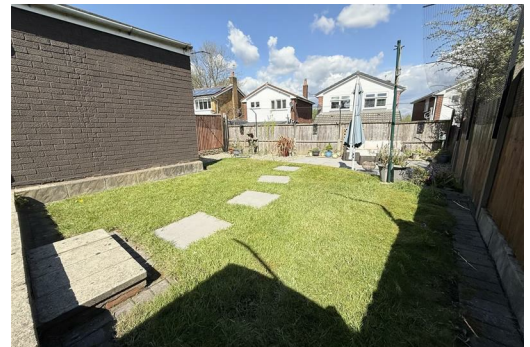
Driveway to the front of the property for off street parking leading to a detached garage. Enclosed garden to the rear with both lawn and patio areas and fenced boundaries.

Garage

Wooden double door, door access to garden, and power.

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