



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



## Mosedale Avenue, St. Helens, WA11 7AU

**£140,000**

We are pleased to announce for sale this two bedroom end town house which is positioned on a good sized corner plot. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance porch, hallway, two reception rooms, and kitchen to the ground floor. To the first floor there are two double bedrooms and a family bathroom. Externally the property has gardens to the front, side and rear with a driveway leading to a single garage. 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 Porch

UPVc double glazed door and windows.

### Hallway

Stairs to first floor and radiator.

### Lounge

12'1" x 11'11" (3.69 x 3.65)

UPVc double glazed window to rear aspect, feature fire place with wall mounted gas fire, and radiator.

### Dining Room

10'2" x 9'3" (3.11 x 2.84)

UPVc double glazed window to front aspect, and radiator.

### Kitchen

9'3" x 8'9" (2.83 x 2.67)

UPVc double glazed window to rear aspect, door leading into rear garden, range of wall and base units, stainless steel sink unit, plumbed for washing machine and radiator.

### First Floor Landing

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

### Bedroom One

12'1" x 12'1" (3.69 x 3.69)

UPVc double glazed window to rear aspect, fitted wardrobes, and radiator.

### Bedroom Two

12'1" x 9'4" (3.70 x 2.85)

UPVc double glazed window to rear aspect, fitted wardrobes, and radiator.

### Family Bathroom

7'0" x 5'8" (2.14 x 1.73)

UPVc double glazed window to front and side aspect, panelled bath with shower over, pedestal hand wash basin, low level wc, part tiled walls, and radiator.

### External

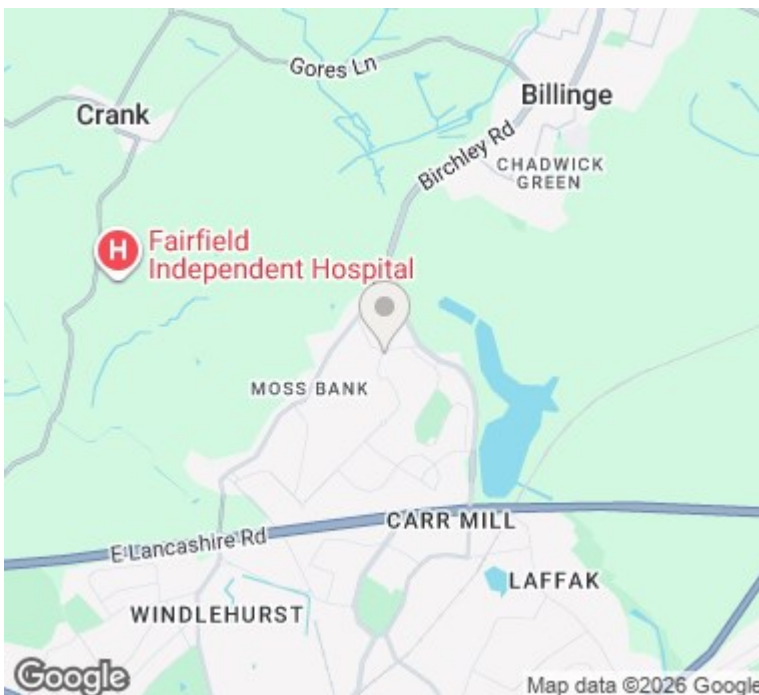
The property is set on a good sized plot with gardens to the front, side and rear. To the front is a small lawn area with driveway leading to a single garage. To the side is a enclosed garden with a selection of trees and shrubs with a lawn area. To the rear there is further space which is mainly flagged with a brick built shed.

### Garage

Up and Over door.

### 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			
EU Directive 2002/91/EC		60	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			