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**Balmoral Avenue, St. Helens, WA9 3TU**  
**Offers In Excess Of £199,950**

We are pleased to announce for sale this three bedroom semi detached property which has been well looked after by its current owners. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, lounge, and a recently fitted 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 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 Hallway

Door to front, stairs to first floor, and radiator.

### Lounge

16'1" x 11'5" (4.91 x 3.50)

UPVc double glazed window to front aspect, feature fire place with living flame gas fire, laminate flooring, and radiator.

### Kitchen

14'6" x 7'11" (4.44 x 2.42)

UPVc double glazed window to rear aspect, UPVc double glazed double doors leading into rear garden, full range of wall and base units, integral gas hob, electric oven and microwave, sink unit with mixer tap, plumbed for washing machine, radiator, and ceramic floor tiles.

### First Floor Landing

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

### Bedroom One

12'10" x 8'1" (3.92 x 2.48)

UPVc double glazed window to front aspect, wardrobes, and radiator.

### Bedroom Two

10'0" x 8'8" (3.06 x 2.66)

UPVc double glazed window to rear aspect, and radiator.

### Bedroom Three

9'4" x 6'0" (2.86 x 1.85)

UPVc double glazed window to front aspect, storage cupboard with boiler, and radiator.

### Family Bathroom

6'2" x 5'4" (1.90 x 1.65)

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

### External

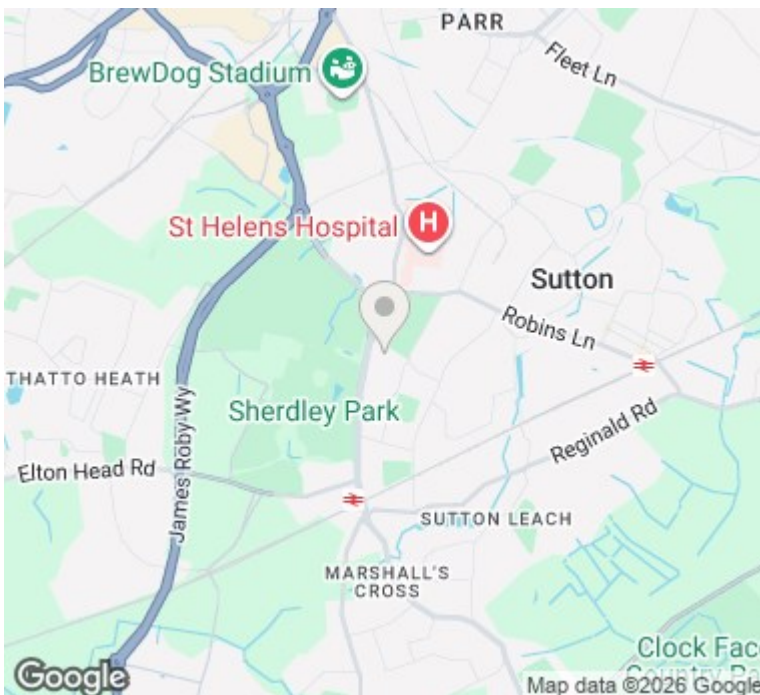
Driveway to the front of the property for off street parking leading to a single garage. To the rear is a good sized enclosed low maintenance garden which is mainly flagged with decking, and plastic fencing.

### Garage

Roller shutter door, power and lighting, and door access to rear garden.

### 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) <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 |           |
| 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 |           |
| EU Directive 2002/91/EC   |           |