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## Cowley Hill Lane, St. Helens, WA10 2AF £275,000

We are pleased to announce for sale this five double bedroom terraced property which would make an ideal family home or HMO (subject to planning). The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance hallway, lounge, dining room, sun room, and kitchen/ breakfast room to the ground floor. To the first floor there are three double bedrooms and a four piece family bathroom. To the second floor there are two more double bedroom and a further bathroom. The property also offers a good sized cellar. Externally there is a yard area. Viewing is highly recommended to appreciate the size, condition and potential of this property and can be arranged through our office or by calling 01744 24341.



**Entrance Hallway**

Door to front aspect, radiator, stairs to first floor, access to cellar, and original floor tiles.

**Lounge**

16'9" x 13'11" (5.13 x 4.25)

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

**Dining Room**

15'9" x 12'5" (4.82 x 3.79)

Radiator, and feature fire place. This room does require some finishing off.

**Sun Room**

UPVc double glazed window double doors leading to rear yard, UPVc double glazed skylight, and radiator. This rooms does require some finishing off.

**Kitchen/ Breakfast Room**

22'6" x 9'8" (6.87 x 2.95)

UPVc double glazed windows to rear and side aspect, full range of wall and base units, sink unit with mixer tap, plumbed for washing machine, part tiled walls, radiator, and feature fire place.

**First Floor Landing**

Stairs to second floor.

**Bedroom One**

18'6" x 13'9" (5.65 x 4.21)

Two UPVc double glazed windows to front aspect, two radiators, and feature fire place with multi fuel burner.

**Bedroom Two**

15'10" x 12'5" (4.85 x 3.81)

UPVc double glazed window to rear aspect, radiator, feature fire place, and under stairs storage cupboard.

**Bedroom Three**

10'9" x 9'8" (3.29 x 2.95)

UPVc double glazed window to rear aspect, and radiator.

**Family Bathroom**

11'1" x 5'5" (3.39 x 1.66)

UPVc double glazed window to side aspect, free standing bath, stand in shower cubicle, low level wc, pedestal hand wash basin, radiator, and tiled walls.

**Second Floor Landing**

Double glazed Velux Window.

**Bedroom Four**

13'9" x 9'0" (4.21 x 2.76)

UPVc double glazed window to front aspect, double glazed Velux window, feature fire place, radiator, and loft access.

**Bedroom Five**

13'10" x 9'1" (4.23 x 2.77)

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

**Second Bathroom**

9'10" x 4'10" (3.01 x 1.49)

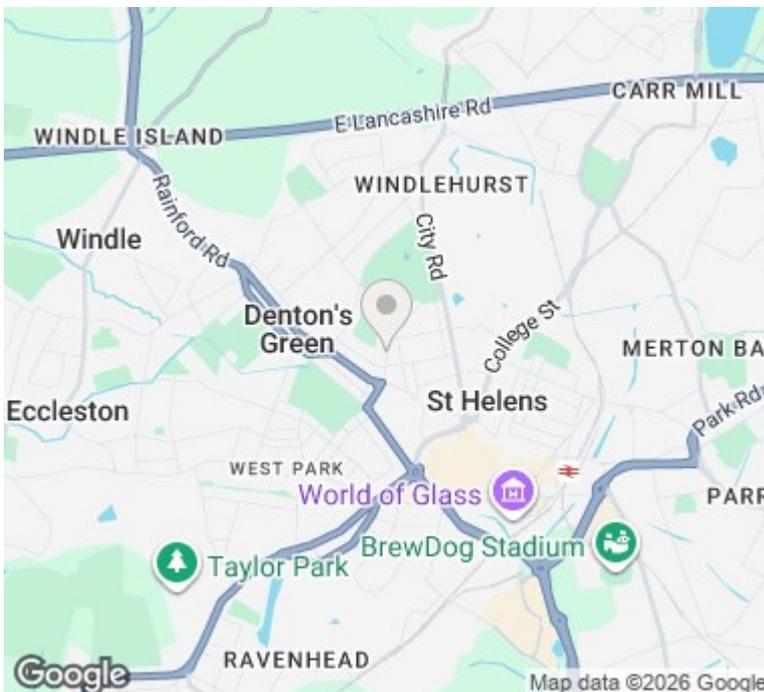
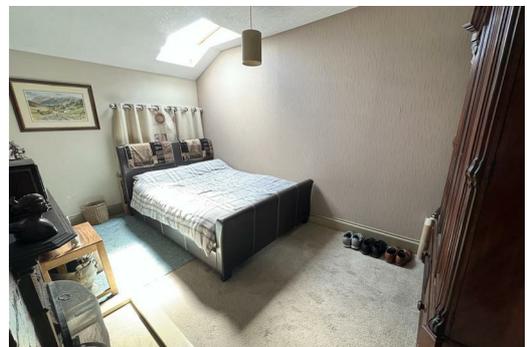
UPVc double glazed window to rear aspect, bath with shower over, low level wc, pedestal hand wash basin, heated towel rail, and part tiled walls.

**Cellar**

UPVc double glazed window to front aspect, radiator, combi boiler, and sink.

**External**

Enclosed rear yard with brick wall boundaries, and gate access to alleyway.



Energy Efficiency Rating	
Current	Potential
65	81

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

