



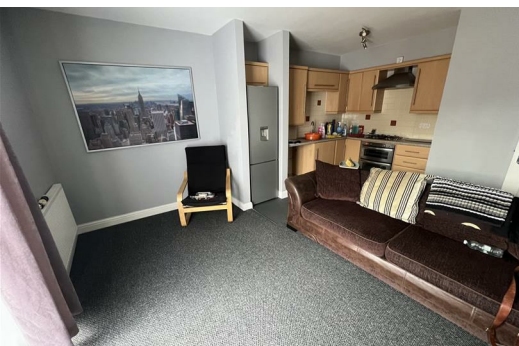
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Dunriding Lane, St. Helens, WA10 4BB

£109,950

We are pleased to offer for sale this two bedroom first floor apartment situated in a purpose built block fronting onto Dunriding Lane, convenient for all local amenities including many reputable schools and within easy access of St Helens town centre and the East Lancashire Road making it ideal for commuters. The accommodation briefly comprises; entrance hallway, lounge with open plan kitchen area, two bedrooms and family bathroom. The property benefits from gas central heating, double glazing, and an off street parking space. Viewing is highly recommended to appreciate the size and condition of the property and can be arranged via our office or by calling 01744 24341.



Hallway

Providing access to the open plan lounge/kitchen, bedrooms and bathroom. Loft access.

Open Plan Lounge/Kitchen

16'8 x 16'0 (5.08m x 4.88m)

Double glazed French doors to the front aspect filling the room with natural light, panelled radiator. Fitted kitchen with co-ordinated work tops, stainless steel sink unit, plumbed for automatic washing machine, gas hob/oven, cooker hood, part tiled walls.

Bedroom One

15'3 x 12'5 (4.65m x 3.78m)

Window - rear aspect, panelled radiator.

Bedroom Two

10'1 x 8'3 (3.07m x 2.51m)

Window - front aspect, panelled radiator.

Bathroom

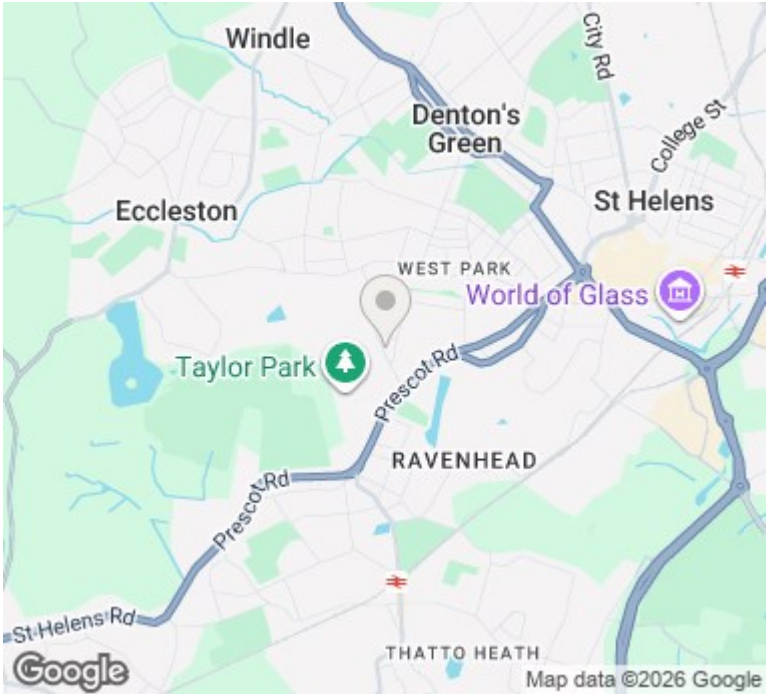
White suite - panelled bath with mixer tap, shower over, low level w.c. pedestal wash hand basin, heated towel rail, tiled walls.

External

Allocated parking to the rear.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU	England & Wales	EU Directive 2002/91/EC	EU