



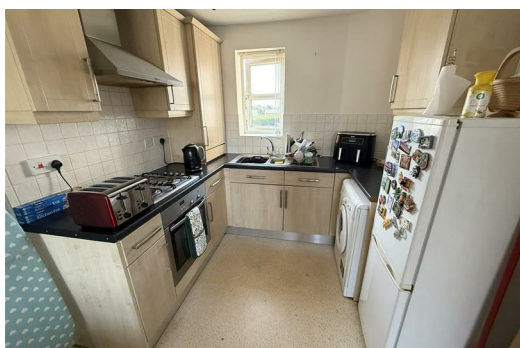
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Lowther Crescent, St. Helens, WA10 3PW

£89,950

We are pleased to offer for sale this two bedroom first floor modern apartment close to Eccleston Park which is ideal for a first time buyer or investment. This particular apartment is one of the largest in the development and benefits from gas central heating and being UPVC double glazed. The accommodation briefly comprises of: entrance hallway, open plan lounge and kitchen, two good sized bedrooms, and a family bathroom. Externally the development has communal parking. 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 communal hallway, storage cupboard, and radiator.

Lounge Area

15'0" x 10'0" (4.58 x 3.06)

UPVc double glazed window, and two radiators.

Kitchen Area

8'1" x 6'5" (2.47 x 1.96)

UPVc double glazed window, range of wall and base units, integral gas hob and electric oven with overhead extractor fan, 1 1/2 sink unit with mixer tap, plumbed for washing machine, and part tiled walls.

Bedroom One

14'0" x 13'8" (4.29 x 4.19)

Two UPVc double glazed windows, and radiator.

Bedroom Two

10'10" x 8'0" (3.32 x 2.46)

UPVc double glazed window, and radiator.

Bathroom

6'5" x 5'5" (1.96 x 1.66)

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

External

Communal parking.

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.



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		England & Wales	EU Directive 2002/91/EC	