



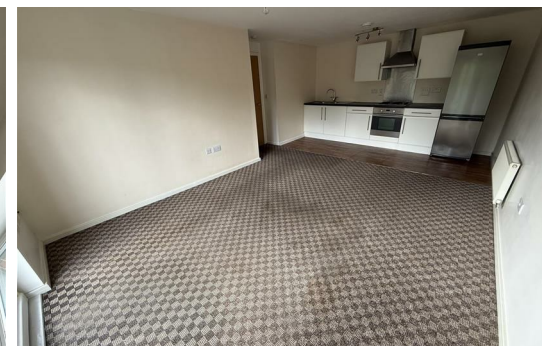
HEAD OFFICE:  
14 Cloughton Street  
St Helens, WA10 1RS  
TEL: 01744 24341  
d.bamber@johnbrowns.co.uk  
www.johnbrowns.co.uk



## Lower Hall Street, St. Helens, WA10 1GF

**£59,950**

We are pleased to announce for sale this two bedroom first floor apartment which would make an ideal investment or first time buy. The property is situated close to town centre and the train station and benefits from central heating and being UPVc Double glazed. The accommodation briefly comprises of: entrance hall with utility cupboard, open plan lounge and kitchen with balcony, two bedrooms with master having benefit of en-suite shower room, and a family bathroom. Externally there is communal parking. Viewing is highly recommended to appreciate the potential and position of this property and can be arranged through our office or by calling 01744 24341.



### Entrance Hallway

Door to communal hallway, radiator, and utility cupboard which has plumbing for washing machine.

### Open Plan Lounge and Kitchen

19'4" x 12'10" (5.91 x 3.92)

Lounge Area- UPVc double glazed patio doors leading on to balcony, and two radiators.

Kitchen area- range of wall and base units, integral electric oven and hob with over head extractor fan, and 1 1/2 sink unit with mixer tap.

### Bedroom One

9'11" x 9'8" (3.04 x 2.96)

UPVc double glazed window, and radiator.

### En-Suite

Stand in shower cubicle, low level wc, pedestal hand wash basin, and radiator.

### Bedroom Two

10'0" x 7'11" (3.07 x 2.43)

UPVc double glazed window, and radiator.

### Family Bathroom

6'11" x 5'3" (2.13 x 1.61)

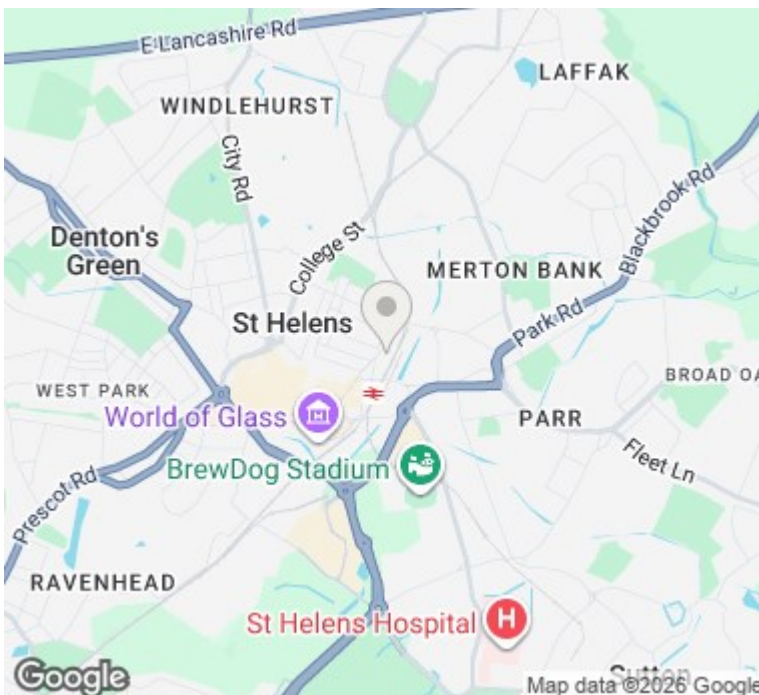
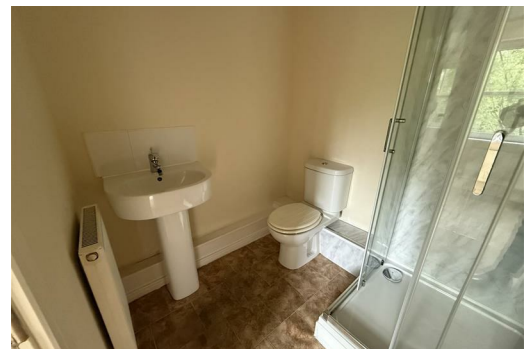
Panelled bath, low level wc, pedestal hand wash basin, radiator, and part tiled walls.

### 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. 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		80	80

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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			