



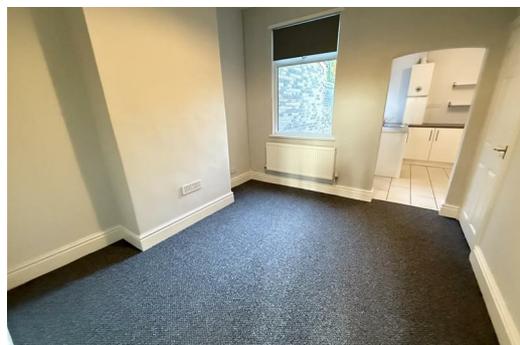
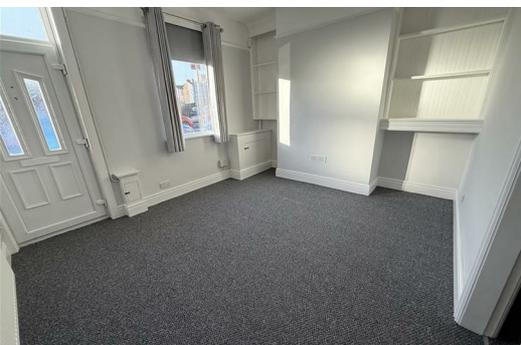
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## Oxford Street, St. Helens, WA10 2DL

**£135,000**

We are pleased to announce for sale this three bedroom mid terraced property which has undergone an extensive refurbishment including new boiler, kitchen, and bathroom and would make an ideal first time buy or investment. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: lounge, dining room, and kitchen to the ground floor. To the first floor there are three bedrooms with two benefitting from fitted wardrobes, and a family bathroom. Externally the property has a good sized rear yard. Viewing is highly recommended to appreciate the size and finish of this property and can be arranged through our office or by calling 01744 24341.



**Lounge**

13'6" x 11'7" (4.12 x 3.55)

UPVc double glazed door, UPVc double glazed window to front aspect, stairs to first floor, and radiator.

**Dining Room**

11'0" x 10'5" (3.37 x 3.19)

UPVc double glazed window to rear aspect, and radiator.

**Kitchen**

10'2" x 7'2" (3.10 x 2.20)

Two UPVc double glazed windows to side aspect, stable door leading into rear yard, range of base units, integral electric oven and hob, stainless steel sink, plumbed for washing machine, ceramic floor tiles, and part tiled walls.

**First Floor Landing**

Loft access.

**Bedroom One**

11'8" x 8'7" (3.58 x 2.64)

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

**Bedroom Two**

10'0" x 7'3" (3.07 x 2.23)

UPVc double glazed window to rear aspect, radiator, and fitted wardrobe.

**Bedroom Three**

8'2" x 8'2" (2.51 x 2.50)

UPVc double glazed window to rear aspect, and radiator.

**Family Bathroom**

8'6" x 5'5" (2.61 x 1.67)

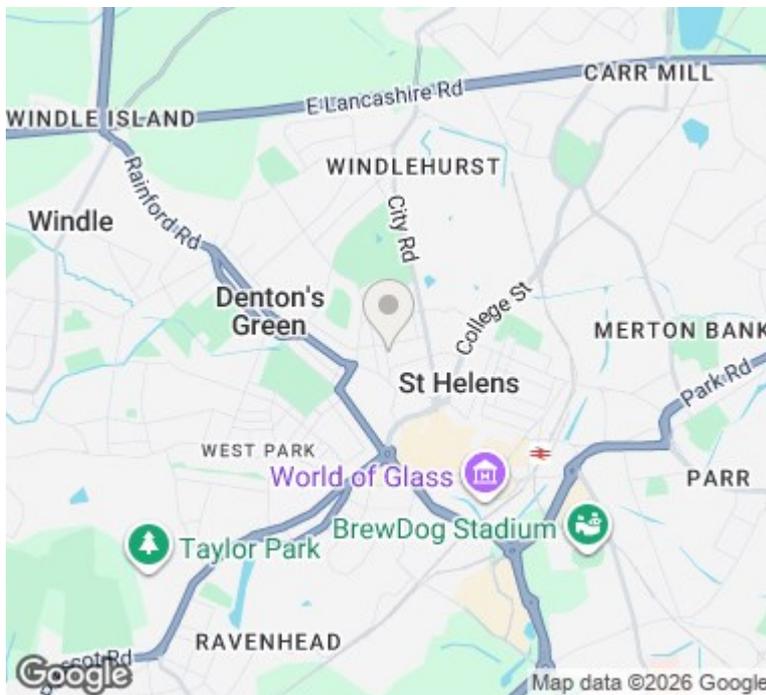
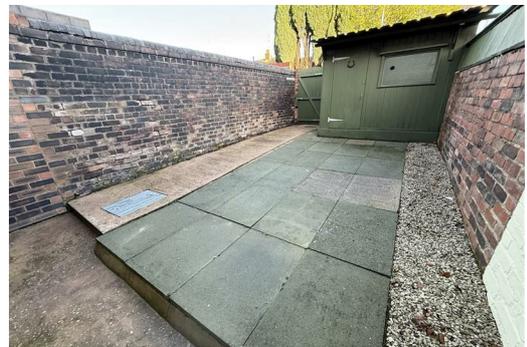
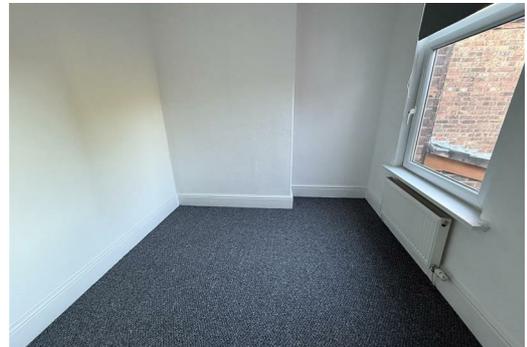
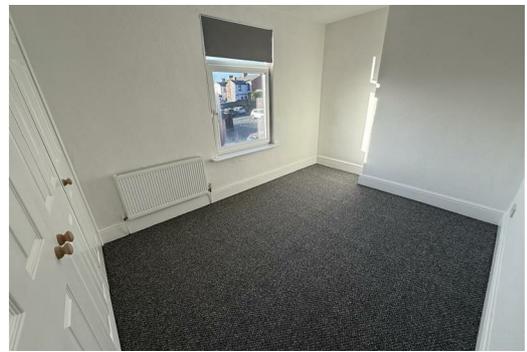
Panelled bath with shower over, low level wc, pedestal hand was basin, part tiled walls, and heated towel rail.

**External**

Good sized yard to the rear which is mainly flagged with brick wall boundaries, garden shed, and gate access to the alleyway.

**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			
		72	83
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

