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Broad Oak Road, St. Helens, WA9 2ER

We are pleased to offer for rent this mid terraced which is conveniently located for amenities and transport links. The accomodation briefly comprises of to the ground floor hallway, lounge, dining room, fitted kitchen and family bathroom. To the first floor are two good sized bedrooms and a loft room which is currently used as a third bedroom. Externally it is garden fronted and to the rear offers a well presented garden. The property is warmed throughout with gas central heating and is fully double glazed. Viewings are highly recommended and can be arranged via our office or by calling us on 01744 24341. Sorry No DSS.

- | | | |
|-------------------------|------------------------------|------------------|
| ■ Mid Terraced Property | ■ Lounge and Dining Room | ■ Fitted Kitchen |
| ■ Groundfloor Bathroom | ■ Two Bedrooms and Loft Room | ■ Double Glazed |
| ■ Gas Central Heated | ■ Garden Fronted | ■ EPC Rating: D |
| ■ Sorry No Dss | | |

£450 PCM

12 Broad Oak Road, St. Helens, WA9 2ER

Hallway

UPVC front door

Lounge

11'11x13'10 (3.63mx4.22m)

UPVC double glazed window to front aspect, laminate flooring, radiator, feature fireplace, electric fire

Dining Room

6'11x11'06 (2.11mx3.51m)

Laminate flooring, stairs to first floor

Kitchen

10'03x10'09 (3.12mx3.28m)

UPVC double glazed window to rear aspect, full range of wall and base units, stainless steel sink with mixer taps, plumbed for automatic washer, breakfast bar, ceramic floor tiles, part tiled walls

Inner Hall

UPVC door accessing yard

Groundfloor Bathroom

5'10'6'04 (1.78m'1.93m)

UPVC double glazed window to side aspect, radiator, low level wc, pedestal hand wash basin, panelled bath with shower over, ceramic floor tiles, part tiled walls

Landing

Stairs to loft room

Bedroom One

11'04x11'11 (3.45mx3.63m)

UPVC double glazed window to front aspect, radiator

Bedroom Two

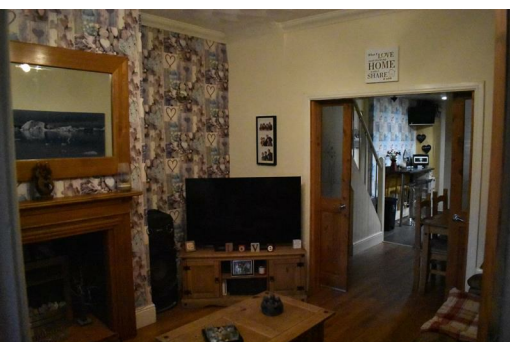
8'09x9'02 (2.67mx2.79m)

UPVC window to rear aspect, radiator

Loft Room

8'09x10'10 (2.67mx3.30m)

Double Glazed Velux Window







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
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