



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



Canniswood Road, St. Helens, WA11 0EA

£159,950

We are pleased to offer for sale this extended three bedroom semi detached property which would make an ideal family home.

The property benefits from gas central heating and being double glazed and briefly comprises of: entrance porch, hallway, downstairs w.c, large through lounge, dining room, breakfast room, kitchen and utility room all to the ground floor. To the first floor are three good sized bedrooms all with fitted wardrobes, and a family bathroom. Externally the property has front and rear gardens with a driveway for off street 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 proch

UPVc double glazed door and windows, ceramic floor tiles.

Hallway

UPVc double glazed door to porch, radiator, and stairs to first floor.

Downstairs w.c

UPVc double glazed window to side aspect, low level w.c, vanity sink unit, fully tiled walls, and ceramic floor tiles.

Large through lounge

24'10 x 11'4 (7.57m x 3.45m)

UPVc double glazed window to front aspect, feature fire place with electric fire, and radiator.

Dining room

11'3 x 7'11 (3.43m x 2.41m)

UPVc double glazed double doors leading to rear garden, and radiator.

Breakfast room

8'3 x 6'4 (2.51m x 1.93m)

UPVc double glazed window to side aspect, radiator, and laminate flooring.

Kitchen

14'1 x 8'2 (4.29m x 2.49m)

UPVc double glazed windows to side and rear aspect, UPVc double glazed door to utility room, full range of wall and base units, stainless steel sink unit, electric hob and oven, laminate flooring, and part tiled walls.

Utility room

UPVc double glazed window to side aspect, UPVc double glazed door to rear garden, plumbed for automatic washing machine, and tiled walls.

First floor landing

Loft access.

Bedroom one

12'8 x 11'5 (3.86m x 3.48m)

UPVc double glazed window to rear aspect, range of fitted wardrobes, and radiator.

Bedroom two

12'4 x 8'2 (3.76m x 2.49m)

UPVc double glazed window to rear aspect, range of fitted wardrobes, and radiator.

Bedroom three

10'10 x 10'4 (3.30m x 3.15m)

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

Family bathroom

8'7 x 5'1 (2.62m x 1.55m)

UPVc double glazed window to side aspect, radiator, fully tiled walls, and three piece bathroom suite consisting of low level w.c, pedestal hand wash basin, and panelled bath with shower over.

External

To the front of the property is a garden area with driveway for off street parking. To the rear is a well looked after enclosed garden with fenced boundaries. The area is part lawned and part block paved and has gated access to the front of the property.



Energy Efficiency Rating	
	Current
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	
England & Wales	66
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	56
EU Directive 2002/91/EC	