

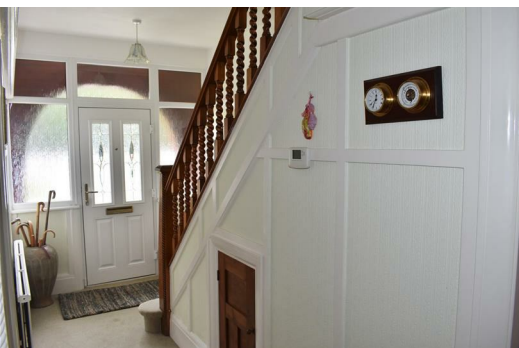


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St. Helens Road, Prescot, L34 2QB O.I.R.O £279,950

We are delighted to offer for sale this spacious traditional semi detached situated on St Helens Road in the highly sought after Eccleston Park area. Well maintained by the current owners, viewings are a must to appreciate this ideal family home and the view over farmers fields to the rear of the property. The accommodation benefits from original features, tasteful decor and briefly comprises of to the ground floor; entrance hallway, two reception rooms, kitchen with ample room for dining and a wc. To the first floor are three good sized bedrooms, a family bathroom and access to a fully boarded loft. Outside offers a large garden to the rear with a patio area ideal for summer entertaining, to the rear side is a garage which includes a utility area and to the front a garden with driveway. Viewings can be arranged via our office or by calling us on 01744 24341.



Hallway

UPVC door and windows to front aspect, radiator, under stairs storage, stairs to first floor

Front Lounge

13'09 x 14'00 (4.19m x 4.27m)

Double glazed bay window, feature gas fire place, radiator, carpeted flooring

Rear Lounge

12'09 x 14'11 (3.89m x 4.55m)

Double glazed window to rear aspect, carpeted flooring, radiator, feature electric fire place

Kitchen

8'06 x 23'08 (2.59m x 7.21m)

Double glazed window to rear aspect, two double glazed windows to side aspect, UPVC door to side, laminate flooring, range of wall, draw and base units, breakfast bar area, integrated fridge and freezer, stainless steel sink and mixer tap, radiator, part tiled walls

WC

Low level wc and sink set in vanity unit, laminate flooring, window to side aspect

Landing

Stained glass window, access to fully boarded loft

Bedroom One

14'05 x 15'11 (4.39m x 4.85m)

Double glazed bay window to front aspect, radiator, fitted wardrobes, carpeted flooring

Bedroom Two

13'0 x 14'02 (3.96m x 4.32m)

Double glazed window to rear aspect, carpeted flooring, radiator

Bedroom Three

8'06 x 9'11 (2.59m x 3.02m)

Double glazed window to rear aspect, carpeted flooring, radiator

Bathroom

7'04 x 10'06 (2.24m x 3.20m)

Double glazed frosted window to front aspect, suite comprising corner bath, shower cubicle, low level wc and hand wash basin, vinyl flooring, radiator, storage cupboard

Externally

Garden and driveway to the front, garage with utility area to rear side, large garden to the rear with well established trees, shrubs and patio area

Information

Freehold



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		
England & Wales	67	67
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	60	60
EU Directive 2002/91/EC		