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**Marina Avenue, St. Helens, WA9 3TA**  
**£170,000**

We are pleased to offer for sale this semi detached family home overlooking Sutton Park and conveniently located for local amenities, sought after schools and transport links. The accommodation is one to put your own stamp on and briefly comprises of to the ground floor, entrance hallway, lounge, dining room and kitchen. To the first floor are three good sized bedrooms, a shower room and separate wc. Externally the property has a well maintained garden to the rear and paved gated driveway to the front. Offered with no chain, viewing is highly recommended and can be arranged via our office or by calling 01744 24341.





## Entrance Hallway

Door to front, stairs to first floor, radiator

## Lounge

12'03 x 13'08 (3.73m x 4.17m)

Double glazed window to front aspect, feature fireplace, radiator

## Dining Room

11'03 x 12'08 (3.43m x 3.86m)

Patio doors to rear, radiator, feature fireplace

## Kitchen

7'09 x 9'09 (2.36m x 2.97m)

Double glazed window to side aspect, door to rear side, range of wall and base units, stainless steel sink unit, gas hob, electric oven, overhead extractor fan, plumbed for washing machine, integrated fridge, integrated freezer, fully tiled walls, vinyl flooring, storage/pantry (under stairs)

## Landing

Stained glass window to side aspect

## Bedroom One

9'09 x 13'11 (2.97m x 4.24m)

Double glazed window to front aspect, radiator, fitted wardrobes

## Bedroom Two

11'04 x 12'08 (3.45m x 3.86m)

Double hglazed window to rear aspect, radiator, fitted wardrobes

## Bedroom Three

8'04 8'05 (2.54m 2.57m)

Double glazed window to front aspect, radiator

## Shower Room

5'05 x 8'00 (1.65m x 2.44m)

Double glazed window to rear aspect, stand in shower cubicle, hand wash basin, heated towel rail, fully tiled walls, laminate flooring

## WC

Double glazed window to rear aspect, laminate flooring, part tiled walls, low level wc

## Externally

Good sized rear garden with flagged area, laid to lawn, fenced boundaries with boarders, shrubs and trees, shed

Paved gated driveway to front



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
63	63
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	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
55	55
England & Wales	
EU Directive 2002/91/EC	