

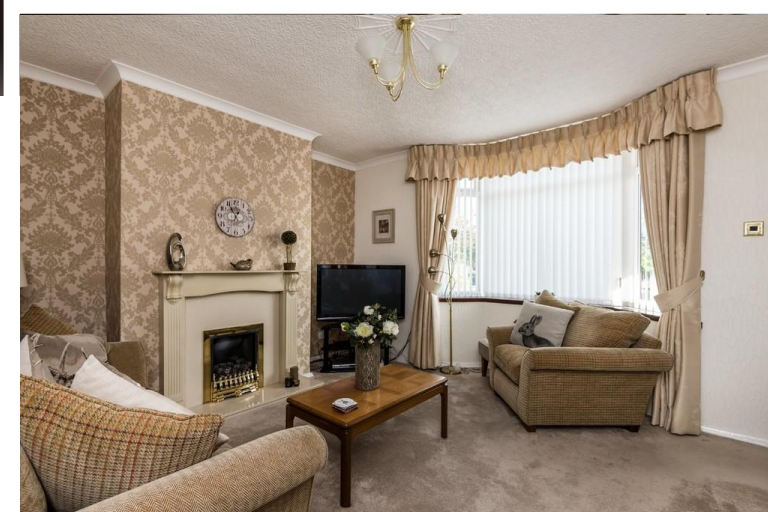


90 Marshalls Cross Road
Marshalls Cross, St. Helens, WA9 3BZ

Offers In Region Of £135,000

EPC Rating 'C'





Property Description

* Located close to the leafy parks, transport links and the hospital*

With no upward chain and very handy for the town centre and the train stations, together with Sherdley Park, this semi detached home is ready for immediate occupation and just requires your personal belongings.

The property has been so very well looked after and has such a lovely feel throughout. The accommodation comprises:- Entrance hallway, Lounge, Large dining kitchen and attractive conservatory overlooking the rear garden. The first floor provides two double bedrooms and a excellent sized family bathroom.

With off road parking and mature gardens,



we feel a first time buyer for example could be very happy here.

LOUNGE

14' 7" x 13' 11" (4.44m x 4.24m) PVCu double glazed bay window, living flame feature fire surround, telephone point, television point, coved ceiling

REAR CONSERVATORY

8' 7" x 11' 1" (2.62m x 3.38m) Double glazed all round incorporating double glazed patio door, ceramic floor tiles



DINING KITCHEN

17' 5" x 10' 1" (5.31m x 3.07m) Mixer taps set over a single drainer, range of base and wall cupboards, work surfaces, built in oven hob and hood, breakfast bar, part tiled walls, integrated microwave, wood effect flooring, PVCu double glazed window, plumbing for auto washer, electric cooker, ceramic floor tiles



LANDING AREA

PVCu double glazed window, access to roof space

BEDROOM 1

13' 3" x 11' 8" (4.04m x 3.56m) PVCu double glazed window, built in wardrobes, picture rail, radiator

BEDROOM 2

8' 8" x 10' 5" (2.64m x 3.18m) PVCu double glazed window, radiator



BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, PVCu double glazed window, radiator, wall mounted housed boiler



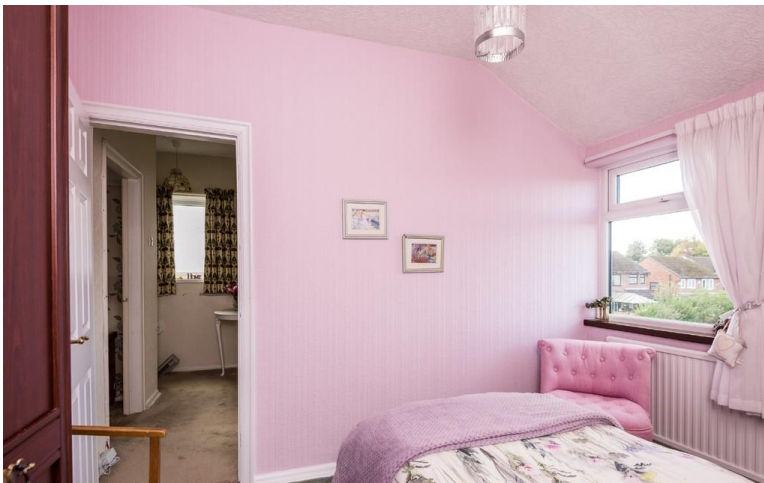
FRONT GARDEN AREA

Driveway providing off street parking, brick wall boundaries

REAR GARDEN AREA

Lawned area, garden shed, patio area, hard standing, fence boundaries

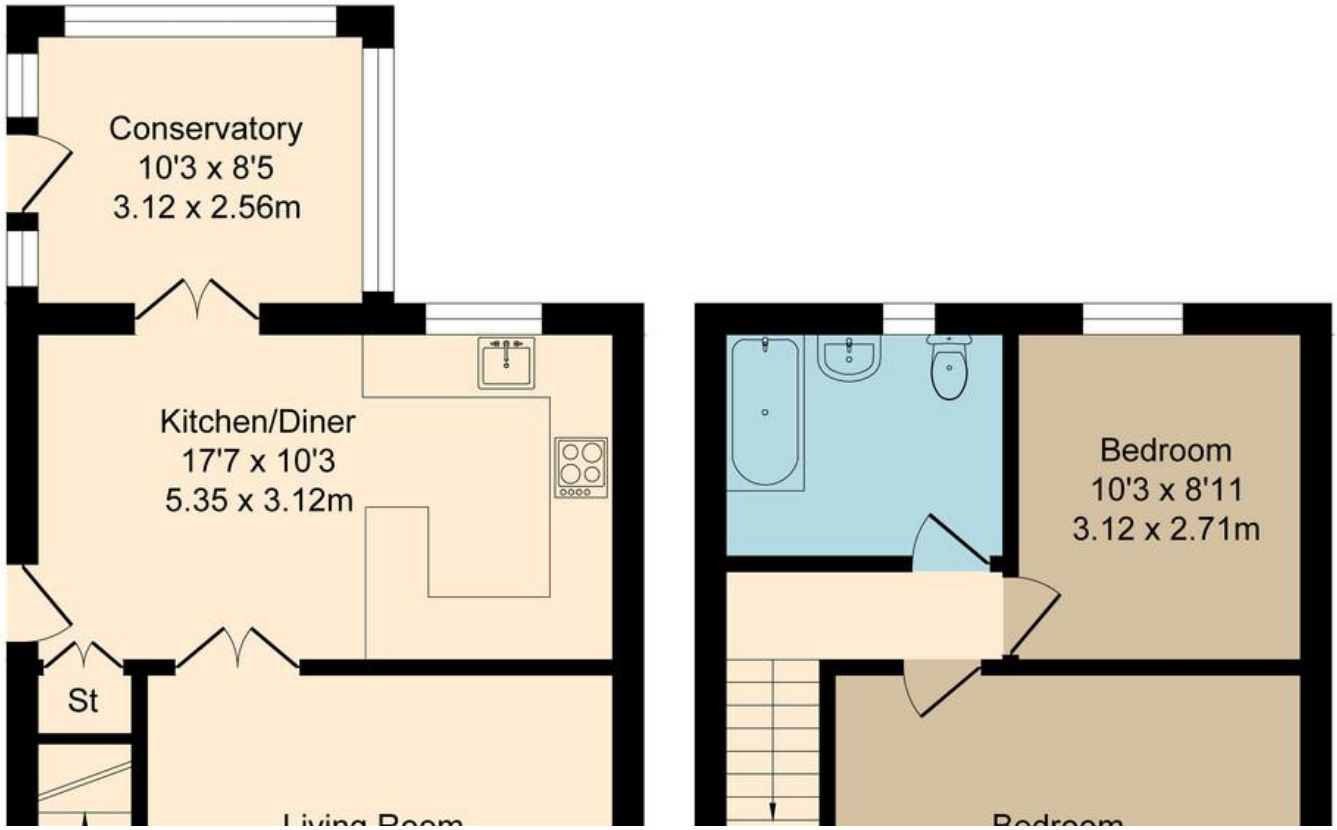




Marshalls Cross Road

Total Approx. Floor Area 928 Sq.ft. (86.2 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements