



JB&B LEACH

SALES - LETTINGS - AUCTIONS - SURVEYS



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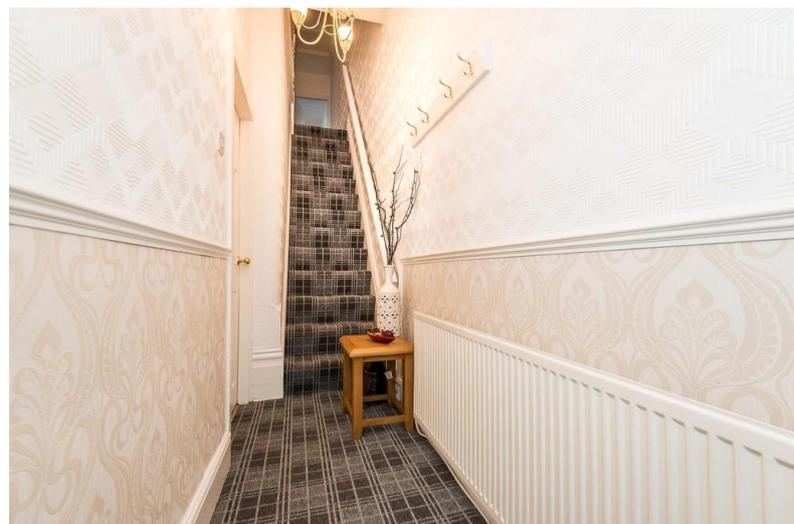


49 Horace Street

Newtown, St. Helens, WA10 4LZ

£149,950

EPC Rating C





Property Description

JB&B Leach are pleased to offer for sale this garden fronted three bedroom Victorian terrace house situated within a sought after area convenient for all local amenities including many popular schools and within easy reach of both St Helens town centre and major network and motorway links. The property is warmed by UPVC double glazing and gas central heating and briefly comprises of entrance vestibule, entrance hallway, lounge, sitting room, breakfast kitchen, three bedrooms and shower room. The front of the property provides a pleasant outlook onto Queens Park and street parking is available, and to the rear is low maintenance garden.

ENTRANCE VESTIBULE

Accessed via a UPVC double glazed entrance door, courtesy light, coved ceilings and dado rail.



ENTRANCE HALL

Part glazed inner entrance door, radiator, coved ceilings, dado rail and staircase providing access onto first floor.

LOUNGE

14' 8" x 11' 2" (4.47m x 3.4m) UPVC double glazed bay window providing a pleasant outlook onto Queens Park, feature electric fire on marble hearth, radiator, coved ceiling, picture rail and doors leading into sitting room.



SITTING ROOM

15' 0" x 12' 0" (4.57m x 3.66m) UPVC double glazed window, feature fire surround with electric fire set within, TV point, radiator, picture rail and under stairs storage cupboard.

BREAKFAST KITCHEN

17' 8" x 8' 10" (5.38m x 2.69m) A range of wall and base units with works surfaces over and incorporating single drainer sink unit with mixer taps, integrated dishwasher, Belling oven and hob with extractor hood over. UPVC double glazed windows and rear door, wall mounted combi boiler, gas cooker point and radiator.



BEDROOM 1

15' 2" x 12' 2" (4.62m x 3.71m) UPVC double glazed window and radiator.

BEDROOM 2

13' 2" x 9' 4" (4.01m x 2.84m) UPVC double glazed window, picture rail, fitted wardrobes and radiator.

BEDROOM 3

9' 7" x 8' 10" (2.92m x 2.69m) UPVC double glazed window and radiator.



SHOWER ROOM

A fully tiled three piece white suite consisting of step in shower cubicle with mixer unit, pedestal wash basin, low level W.C, heated towel rail, ceramic floor tiles and UPVC double glazed window.



EXTERNALLY

There is street parking available to the front of the property and to the rear is a low maintenance paved garden with shrub borders, lighting, water tap, outbuilding and shed.

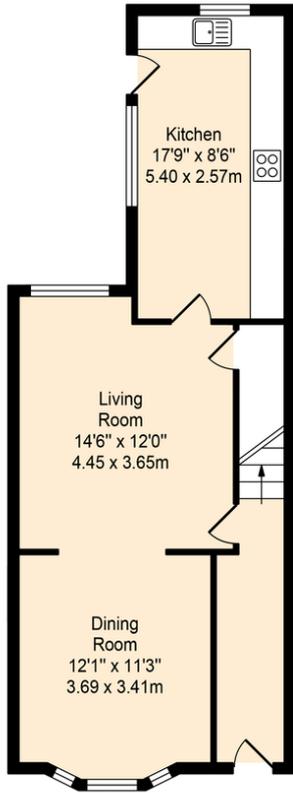




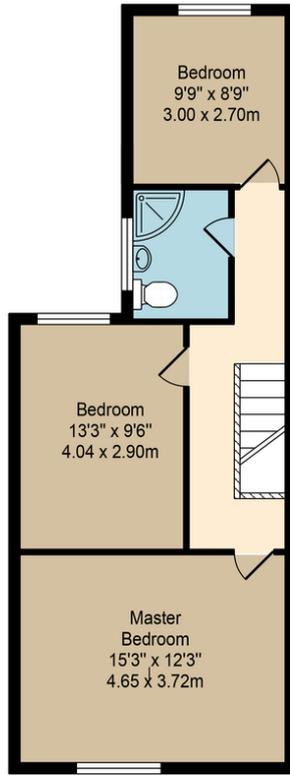
Horace Street

Total Approx. Floor Area 1119 Sq.ft. (104.0 Sq.M.)

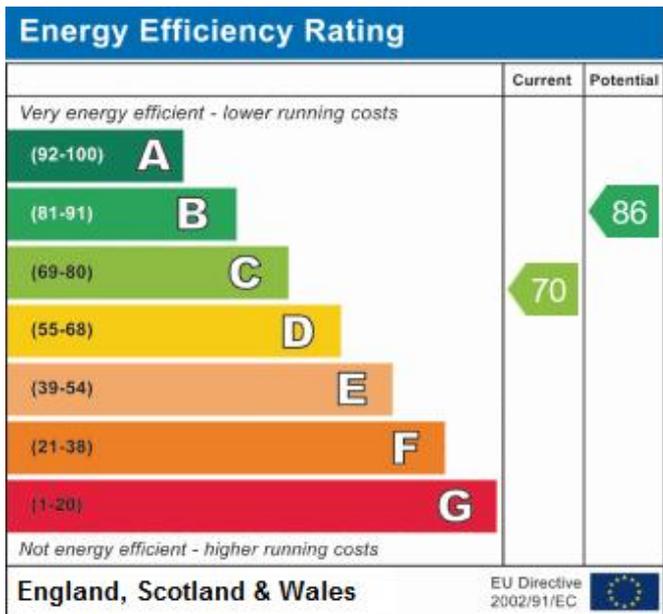
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 565 Sq.Ft (52.49 Sq.M.)



First Floor
Approx. Floor Area 554 Sq.Ft (51.51 Sq.M.)



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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