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**96 Kitchener Street**

Newtown, St. Helens, WA10 4LX

**£89,950**

EPC Rating ‘%epcEER\_current%’





## Property Description

Situated off the main Boundary Road, Kitchener Street provides an opportunity for a first time buyer to acquire a modernised, 2 bedroom, inner-terraced house, convenient for all local amenities including many popular schools and within easy reach of St. Helens Town Centre.

The property is offered with vacant possession and provides accommodation which briefly comprises front lounge leading to the dining area together with a fitted dining kitchen. On the first floor there are two bedrooms together with a 3 piece family bathroom suite.

The property also benefits from gas fire central heating, PVCu double glazing and an enclosed rear garden area with a complimentary patio area. Viewing is now invited and can be arranged via our Town Centre Showroom.

## LOUNGE





13' 4" x 11' 10" (4.06m x 3.61m) Approx PVCu double glazed window and front door, living flame gas fire set in feature fire surround, telephone point, television point, meter cupboard, wood effect flooring and radiator.

#### **DINING AREA**

13' 4" x 10' 2" (4.06m x 3.1m) Approx Picture rail, coved ceiling, wood effect flooring and radiator.

#### **DINING KITCHEN**

13' 2" x 9' 0" (4.01m x 2.74m) Approx PVCu double glazed window and rear door with side window leading to the rear garden area, mixer taps set over a stainless steel single drainer sink unit, range of base and wall units, work surfaces, built in oven/hob and hood, gas cooker point, .plumbing for automatic washing machine, wall mounted combination gas fired boiler and radiator.



#### **LANDING AREA**

Access to roof space and wall light points.

#### **BEDROOM ONE**

13' 6" x 11' 10" (4.11m x 3.61m) Approx PVCu double glazed window, telephone point and radiator.

#### **BEDROOM TWO**

10' 2" x 6' 4" (3.1m x 1.93m) Approx PVCu double glazed window, wall light points, television point and radiator.



#### **FAMILY BATHROOM**

PVCu double glazed window, 3 piece white suite comprising styled panelled bath with shower, pedestal wash handbasin, low level WC, part tiled walls, spot lighting and radiator.

#### **FRONTING ONTO PAVEMENT**

#### **REAR GARDEN**

Mainly paved providing a paved patio area, gated access and brick wall boundaries.

#### **HEATING SYSTEM**

Combination gas fired boiler to radiator.





# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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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 are 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