



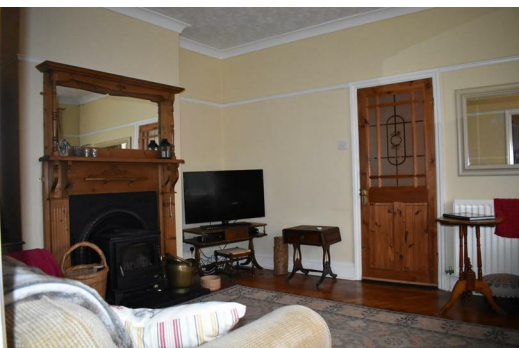
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Moss Bank Road, St. Helens, WA11 7DE

£399,950

We are pleased to announce for sale this unique family home which has the benefit of a fully self contained annex to the rear. The detached property has been much improved by the current owners and still has many original features. There is gas central heating and double glazing and the accommodation briefly comprises of: hallway, lounge, dining room, study/ snug, breakfast area/kitchen, conservatory, two bedrooms, and family bathroom to the ground floor. To the first floor is two further bedrooms and a shower room. The annex has a hall, lounge, kitchen, bedroom, and a shower room. Externally the property has front and rear gardens and a large driveway for a number of cars. Additionally there are fields close by which are ideal for leisurely walks. Viewing is highly recommended to appreciate the size and condition of this property and can be arranged through our office or by calling 01744 24341.



Entrance hallway

UPVc double glazed door to front aspect, stairs to first floor, and radiator.

Lounge

15'9 x 12'4 (4.80m x 3.76m)

UPVc double glazed window to front aspect, radiator, parquet flooring, and log burner set in feature fire surround.

Dining room

12'3 x 12'1 (3.73m x 3.68m)

Double glazed window to front aspect, tiled floor, and radiator.

Breakfast kitchen

22'9 x 12'2 (6.93m x 3.71m)

UPVc double glazed windows to side and rear, stable door leading to conservatory, full range of wall and base units, 1 1/2 sink unit with mixer tap, over head extractor fan, radiator, laminate flooring, part tiled walls, and plumbed for automatic washing machine.

Study/ snug

11'1 x 10'10 (3.38m x 3.30m)

UPVc double glazed double doors leading to conservatory, radiator, and log burner set in feature fire surround.

Conservatory

20'10 x 14'6 (6.35m x 4.42m)

UPVc double glazed windows and doors leading to rear garden.

Bedroom one

11'7 x 10'9 (3.53m x 3.28m)

UPVc double glazed window and door to rear aspect, and radiator.

Bedroom two

12'4 x 11'3 (3.76m x 3.43m)

UPVc double glazed window to front aspect, and radiator.

Family bathroom

Two UPVc double glazed windows to rear aspect, radiator, and four piece bathroom suite consisting of low level w.c, pedestal hand wash basin, free standing bath, and stand in shower cubicle.

First floor landing

UPVc double glazed window to rear aspect.

Bedroom three

15'3 x 14'6 (4.65m x 4.42m)

UPVc double glazed windows to front and rear aspect, and radiator.

Bedroom four

12'0 x 7'4 (3.66m x 2.24m)

UPVc double glazed windows to front and rear aspect, radiator, and fitted wardrobes.

Shower room

UPVc double glazed window to rear aspect, low level w.c, hand wash basin, stand in shower cubicle, and part tiled walls.

External

Good sized gardens to the front and rear with a driveway leading down the side of the property with space for a number of cars. The rear has both patio and lawn areas, fenced boundaries, and a selection of plants, trees and shrubs.

Detached annex

Located in the rear garden of the main house with separate heating system

Hall- annex

UPVc double glazed door.

Lounge- annex

15'10 x 10'0 (4.83m x 3.05m)

UPVc double glazed double doors looking out to main garden, and radiator.

Kitchen- annex

6'11 x 6'9 (2.11m x 2.06m)

UPVc double glazed window and door, radiator, plumbed for automatic washing machine, and stainless steel sink.

Bedroom- annex

11'6 x 7'8 (3.51m x 2.34m)

UPVc double glazed window, and radiator.

Shower room- annex

UPVc double glazed window, hand wash basin, low level w.c, stand in shower cubicle, and radiator.

