

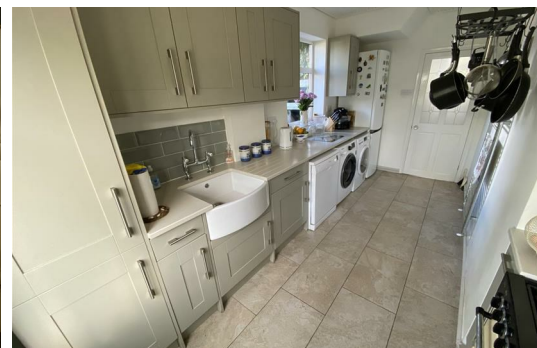


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Kingsway, St. Helens, WA11 7DN
£249,950

We are pleased to announce this extended semi detached property with four good sized bedrooms. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, front lounge/ dining room, rear lounge, kitchen, and conservatory on the ground floor. To the first floor are three double bedrooms and a good single bedroom, family shower room, and a separate single shower. Externally the property has a driveway to the front for a number of cars leading to an integral garage and garden area to the rear. 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

Door to front aspect, stairs to first floor, ceramic floor tiles, radiator, and storage cupboard.

Front Lounge/ Dining Room

11'10" x 11'2" (3.63 x 3.42)

UPVc double glazed window to front aspect, dual fuel burner set in feature fire place, and radiator.

Rear Lounge

18'6" x 11'3" (5.66 x 3.44)

UPVc double glazed patio doors leading into conservatory, dual fuel burner set in feature fire place, and radiator.

Kitchen

15'1" x 6'7" (4.60 x 2.02)

UPVc double glazed window to side aspect, door into conservatory, range of wall and base units, Belfast style sink , range cooker, plumbed for automatic washing machine, ceramic floor tiles, and part tiled walls.

Conservatory

15'3" x 8'5" (4.66 x 2.58)

Range of UPVc double glazed windows and double doors to rear garden, and ceramic floor tiles.

First Floor Landing

UPVc double glazed window to rear aspect.

Bedroom One

14'1" x 9'9" (4.30 x 2.98)

UPVc double glazed window to front aspect, and electric wall mounted radiator.

Shower Room

Stand in shower cubicle, ceramic floor tiles and fully tiled walls.

Bedroom Two

12'9" x 11'3" (3.89 x 3.44)

UPVc double glazed window to front aspect, and radiator.

Bedroom Three

11'8" x 11'2" (3.57 x 3.42)

UPVc double glazed window to rear aspect, radiator, and access to loft with ladder, lighting and mainly boarded.

Bedroom Four

9'2" x 6'9" (2.80 x 2.06)

UPVc double glazed window to front aspect.

Family Shower Room

6'7" x 6'5" (2.03 x 1.96)

UPVc double glazed window to side aspect, stand in shower cubicle, low level wc, vanity sink unit, heated towel rail, ceramic floor tiles, and fully tiled walls.

External

Garden to the front with a selection of trees and shrubs with a good sized driveway leading to an integral garage. To the rear of the property is a deceptively good sized garden with a good selection of established trees and shrubs. There is a pond in the garden which the owner would fill in if unwanted. There is also fenced boundaries and outside tap.

Garage

Up and over door, mezzanine level for storage, and power and lighting.

'Taking care of your home like its our own'

