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North Road, St. Helens, WA10 2TU Offers In Excess Of £99,950

We are pleased announce for sale this good sized three-bedroom mid terraced property which is an ideal first time buy or as an investment with potential to be split into two apartments or business use (subject to planning). The property benefits from gas central heating and being double glazed and briefly comprises of: entrance hallway, lounge, dining room, kitchen, and shower room to the ground floor. There is a cellar in the basement, and landing area, three bedrooms and a shower room to the first floor. Externally the property has a rear yard. Previously the property has been used as an office. Viewing is highly recommended to appreciate this property and can be arranged through our office or by calling 01744 24341.



Hallway

Double glazed door to front aspect, and stairs to first floor.

Lounge

15'7 x 13'10 (4.75m x 4.22m)

UPVc double glazed double doors leading out to rear yard, electric fire set in feature surround, and radiator.

Dining room

12'4 x 11'2 (3.76m x 3.40m)

UPVc double glazed window to front aspect, and radiator.

Kitchen

10'3 x 8'10 (3.12m x 2.69m)

UPVc double glazed window to side aspect, door to rear yard, range of wall and base units, integral electric oven and hob, stainless steel sink unit, ceramic floor tiles, and part tiled walls.

Ground floor shower room

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

Cellar

12'9 x 10'9 (3.89m x 3.28m)

Power and lighting with a storage cupboard.

First floor landing

Loft access.

Bedroom one

17'1 x 11'10 (5.21m x 3.61m)

Two UPVc double glazed windows to front aspect, feature fire place and two radiators.

Bedroom two

13'10 x 9'8 (4.22m x 2.95m)

UPVc double glazed window to rear aspect, feature fire place, fitted wardrobes, and radiator.

Bedroom three

8'11 x 8'11 (2.72m x 2.72m)

UPVc double glazed window to rear aspect, and radiator.

Wet Room

UPVc double glazed window to side aspect, low level w.c, shower, hand wash basin, fully tiled walls, and heated towel rail.

External

There is a yard area to the rear with brick wal boundaries, and gate access to alleyway.

Information

Leasehold was 999 years from build.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2020/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	