

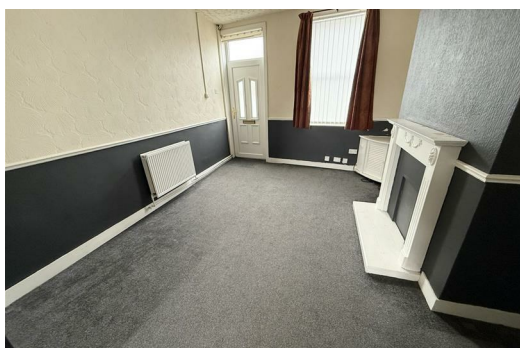


HEAD OFFICE:
14 Cloughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



Derbyshire Hill Road, St. Helens, WA9 2LX
£95,000

We are pleased to announce for sale this two bedroom mid terraced property which would make an ideal first time buy or investment. The property is in good decorative order and benefits from being gas central heating and partially double glazed. The accommodation briefly comprises of: lounge, dining room, kitchen, inner hallway and family bathroom to the ground floor. To the first floor there are two good sized bedrooms. Externally the property has a small front garden and a good sized rear yard for the property size. Viewing is highly recommended to appreciate this property and can be arranged through our office or by calling 01744 24341.



Lounge

13'7" x 12'3" (4.15 x 3.75)

UPVc double glazed window to front aspect, UPVc door, radiator, and feature fire place.

Dining Room

12'3" x 11'0" (3.75 x 3.36)

UPVc double glazed window to rear aspect, radiator, and stairs to first floor.

Kitchen

UPVc double glazed window to side aspect, range of wall and base units, integral electric oven and hob with over head extractor, 1 1/2 sink unit with mixer tap, plumbed for washing machine, and part tiled walls.

Inner Hall

Door leading into rear yard.

Family Bathroom

UPVc double glazed window to side aspect, panelled bath with shower over, low level wc, pedestal hand wash basin, radiator, and part tiled walls.

First Floor Landing

Loft access.

Bedroom One

13'7" x 12'3" (4.15 x 3.75)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

12'3" x 11'0" (3.75 x 3.36)

UPVc double glazed window to rear aspect, and radiator.

External

Small garden area to the front of the property. Good sized yard to the rear which is surrounded by brick wall boundaries with gate to rear alley way.

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	78
EU Directive 2002/91/EC		

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