



JB&B LEACH

SALES - LETTINGS - AUCTIONS - SURVEYS



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93 Leslie Road

Toll Barr, St Helens, WA10 3EU

Offers In Region Of £115,000

EPC Rating C'





Property Description

Ready to move straight in to and at the higher end of Leslie Road, this traditional semi detached home is perfect for the first time buyer and offers well maintained and neutral décor throughout making viewings essential. The property is located close to amenities together with colleges and access to the nearby Town Centre and rail links. The accommodation briefly comprises:- Entrance hallway, Lounge and Breakfast kitchen with doors leading to the very good size rear garden which is laid to lawn. The first floor provides two double bedrooms and a shower room. The property is double glazed and central heated with off road parking via ample driveway and established shrubs to the front. Viewings are strictly via our town centre showroom.

ENTRANCE HALL

PVCu double glazed entrance door, staircase to



first floor, wood effect flooring and radiator.

LOUNGE

15' 2" x 11' 6" (4.62m x 3.51m) PVCu double glazed window, living flame gas fire set in feature surround, television point, coved ceiling, wood effect flooring and radiator.

DINING AREA

10' 4" x 9' 10" (3.15m x 3m) Wood effect flooring, coved ceiling, radiator and PVCu doubled glazed french doors leading to rear gardens and patio.



KITCHEN AND PANTRY AREA

10' 4" x 8' 2" (3.15m x 2.49m) PVCu double glazed windows, mixer taps set over a stainless steel sink unit, range of base and wall units, work surfaces, built in oven and hob, electric cooker point, and ceramic floor tiles.

LANDING AREA

PVCu double glazed window picture rail and access to roof space.

BEDROOM ONE

15' 2" x 10' 6" (4.62m x 3.2m) PVCu double glazed window, built in wardrobes, wood effect flooring and radiator.

BEDROOM TWO

10' 6" x 9' 2" (3.2m x 2.79m) PVCu double glazed window, wood effect flooring and radiator.



SHOWER ROOM

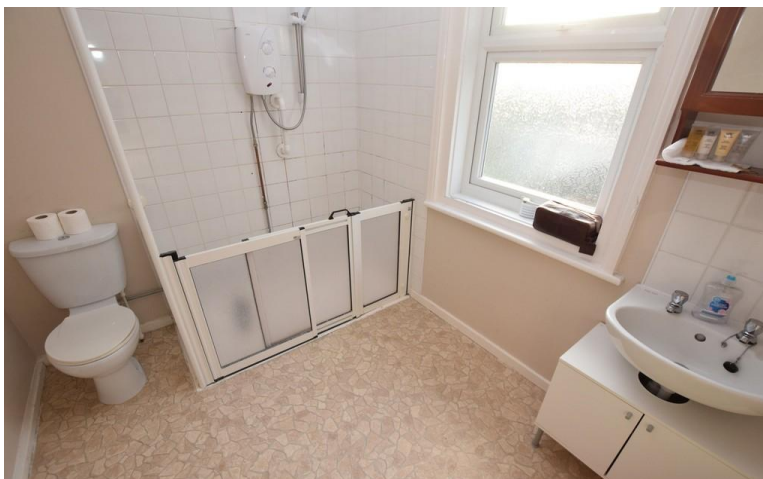
Three Piece white suite comprising, Low Level WC, pedetal wash handbasin and step in shower cubicle with mixer unit, part tiled walls, PVCu double glazed window and radiator.

FRONT GARDEN

hardstanding driveway, flower tree and shrub borders, fence boundaries and courtesy lighting

REAR GARDEN

Lawned area, flower, tree and shrub borders, paved patio area, paved walkways, fence boundaries, outside tap, gated access and security lighting





OFF ROAD PARKING

parking area to side

HEATING SYSTEM

combination gas fired boiler to radiators.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		

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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 and 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