



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



Dunsop Avenue, St. Helens, WA9 4RW

£175,000

We are pleased to announce for sale this three bedroom semi detached property which is set on a good sized plot. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: lounge, dining room, kitchen, and conservatory to the ground floor. To the first floor there are three good sized bedrooms with access to a loft room in bedrooms two, and a shower room. Externally the property is positioned on a corner plot so offers a great frontage with driveway access to a single garage and enclosed garden to the rear. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 01744 24341.



Lounge Area

15'3" x 14'9" (4.67 x 4.52)
UPVc double glazed window to front aspect, UPVc door, stairs to first floor, radiator, and laminate flooring.

Dining Area

12'5" x 6'7" (3.81 x 2.02)
UPVc double glazed patio doors leading into conservatory, laminate flooring, and radiator.

Kitchen

12'2" x 7'9" (3.72 x 2.37)
UPVc double glazed window to conservatory, range of wall and base units, 1 1/2 sink unit with mixer tap, plumbed for washing machine, integral electric oven and hob, and part tiled walls.

Conservatory

13'7" x 6'11" (4.16 x 2.13)
Range of UPVc double glazed windows and UPVc double doors leading into rear garden.

First Floor Landing

UPVc double glazed window to side aspect.

Bedroom One

14'1" x 8'5" (4.30 x 2.58)
UPVc double glazed window to front aspect, and radiator.

Bedroom Two

13'6" x 8'4" (4.12 x 2.56)
UPVc double glazed window to rear aspect, laminate flooring, radiator, and ladder access to loft room.

Loft Room

UPVc double glazed window to side aspect, and double glazed Velux window.

Bedroom Three

10'8" x 6'0" (3.26 x 1.84)
UPVc double glazed window to front aspect, and radiator.

Shower Room

9'3" x 6'1" (2.83 x 1.86)
UPVc double glazed windows to rear and side aspect, stand in shower cubicle, low level wc, pedestal hand wash basin, radiator, and part tiled walls.

External

The property is set on a good sized plot with a garden area to the front with driveway leading to a single garage. The rear has an enclosed garden area with fenced boundaries and patio area.

Garage

Up and over door, and door access to the rear garden.

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	69	76
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		