



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



Hall Lane, St. Helens, WA9 4SN

£799,000

We are pleased to announce for sale this four bedroom detached character property which is an ideal family home and is positioned in a semi-rural location. The property benefits from being double glazed and having an electric heating system and briefly comprises of: entrance hallway, two reception rooms, kitchen, and two bedrooms both with en-suites all to the ground floor. To the first floor there are two further bedrooms both with en-suites. Externally the property is positioned in a semi-rural location with open views to the rear. The property comes complete with a garage, providing secure parking and additional storage space. Viewing is highly recommended to appreciate the size and location of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

Lounge

16'7" x 16'5" (5.06 x 5.01)

Second Lounge

16'3" x 13'5" (4.96 x 4.09)

Kitchen

16'5" x 15'6" (5.02 x 4.74)

Bedroom Three

12'7" x 9'1" (3.86 x 2.77)

En-Suite to Bed Three

Bedroom Four

12'8" x 10'1" (3.88 x 3.09)

En-Suite to Bed Four

First Floor Landing

Bedroom One

23'11" x 16'2" (7.31 x 4.94)

En-Suite to Bed One

Bedroom Two

16'0" x 12'8" (4.89 x 3.87)

En-Suite to Bed Two

External

Garage

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