



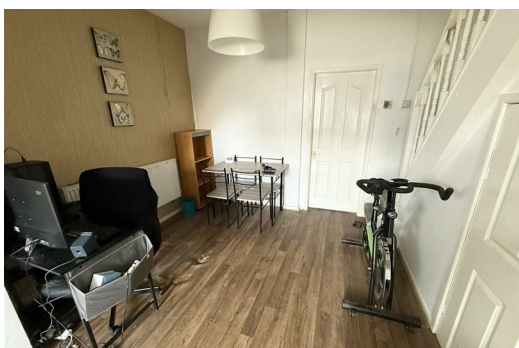
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Bodden Street, St. Helens, WA9 4RL

£99,950

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



Entrance Vestibule

UPVc Door.

Lounge

12'4" x 12'2" (3.77 x 3.72)

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

Dining Room

12'4"x 8'11" (3.77x 2.73)

Stairs to first floor and radiator.

Kitchen

11'1" x 7'1" (3.39 x 2.18)

UPVc double glazed window to rear aspect, range of wall and base units, stainless steel sink unit, plumbed for washing machine, radiator, and part tiled walls.

Inner Hallway

UPVc door to rear yard, and radiator.

Family Bathroom

6'9" x 5'6" (2.08 x 1.69)

UPVc double glazed window to rear aspect, panelled bath with shower over, vanity sink unit, low level wc, and heated towel rail.

First Floor Landing

Loft access.

Bedroom One

12'4" x 10'2" (3.78 x 3.10)

UPVc double glazed window to front aspect, fitted wardrobes, and radiator.

Bedroom Two

10'10" x 9'4" (3.31 x 2.86)

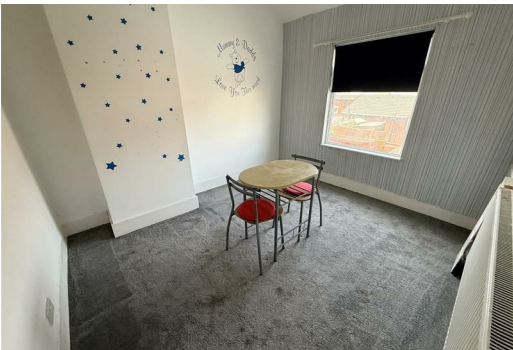
UPVc double glazed window to rear aspect, and radiator.

External

Small garden area to the front with brick wall boundaries. To the rear in an enclosed yard area with brick wall boundaries, decking area, and gate access to alleyway.

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
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	

Environmental Impact (CO ₂) Rating	
	Current
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	