



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



Little Lea Drive, St Helens, WA9 5YH £270,000

We are pleased to announce for sale this beautifully presented three-bedroom semi-detached home offers stylish and modern living throughout, making it an ideal purchase for first-time buyers and growing families alike. The property has been upgraded to a high standard by the current owners and briefly comprises an inviting entrance hall, spacious living room and a contemporary kitchen/dining room perfect for everyday family living and entertaining. A convenient ground floor WC completes the accommodation to the ground floor. To the first floor are three well-proportioned bedrooms, with fitted wardrobes providing excellent storage, along with a modern family bathroom and en-suite to the master bedroom. Externally, the property benefits from a driveway to the front providing off-road parking for two vehicles along with the added benefit of an electric car charging point. To the rear is an enclosed garden featuring a lawn area and paved seating area, ideal for outdoor dining and relaxing during the warmer months.



Entrance Hallway

WC

Lounge
18'0" x 13'9" (5.50 x 4.20)

Kitchen/ Dining Room
15'5" x 11'1" (4.70 x 3.40)

First Floor Landing

Bedroom One
9'10" x 9'10" (3.00 x 3.00)

En-Suite

Bedroom Two
11'5" x 7'6" (3.50 x 2.30)

Bedroom Three
7'6" x 7'2" (2.30 x 2.20)

Family Bathroom
7'2" x 6'2" (2.20 x 1.90)

External

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. No pets allowed in the building.



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		95	(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		