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Chadwick Road, St. Helens, WA11 9AN

£130,000

We are pleased to announce for sale this two bedroom end town house set on a great sized plot which offers great potential and previously had planning permissions for various extensions. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: lounge, kitchen, inner hall and bathroom to the ground floor. To the first floor there are two good sized bedrooms. Externally the property is set on a large corner plot with gardens to the front, side and rear with the additional benefit of off street parking. 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.



Lounge

12'0" x 11'10" (3.68 x 3.61)
UPVc double glazed window to front aspect, door to front, living flame gas fire with feature surround, and radiator.

Kitchen

10'4" x 7'8" (3.16 x 2.34)
UPVc double glazed window to rear aspect, door to side, range of wall and base units, 1 1/2 sink with mixer tap, plumbed for washing machine, part tiled walls and radiator.

Inner Hall

Stairs to first floor.

Bathroom

5'5" x 3'5" (1.67 x 1.06)
Pedestal hand wash basin, half bath with shower over, low level wc, part tiled walls, and radiator.

First Floor Landing

UPVc double glazed window to side aspect, and loft access which has a drop down ladder.

Bedroom One

12'0" x 10'8" (3.68 x 3.27)
UPVc double glazed window to front aspect, feature fire place, and radiator.

Bedroom Two

12'2" x 7'4" (3.71 x 2.25)
UPVc double glazed window to rear aspect, and radiator.

External

The property is set on a great sized plot which has previously had planning for a side and rear extension. The area's are mainly laid to lawn with fenced boundaries. To the rear there is the added benefit off off street parking. The planning application details can be provided if required.

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		
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		