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Foxfield Road, St. Helens, WA9 5GU

£149,950

We are pleased to announce for sale this three bedroom mid town house which makes an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, cloakroom, kitchen, and good sized lounge to the ground floor. To the first floor are two bedrooms and a family bathroom with a landing area and the master bedroom and en-suite to the second floor. Externally the property has a small front garden with an enclosed garden to the rear. The property benefits from off street parking for two cars. Viewing is highly recommended to appreciate the condition and size of this property and can be arranged via our office or by calling 01744 24341.



Entrance Hallway

Door to front aspect, stairs to first floor, and radiator

Cloakroom

Low level w.c, hand wash basin, radiator, and tiled splash back

Lounge

15'4 x 12'11 (4.67m x 3.94m)

UPVc double glazed double doors leading to rear garden, two radiators, and storage cupboard.

Kitchen

12'5 x 6'4 (3.78m x 1.93m)

UPVc double glazed window to front aspect, full range of wall and base units, 1 1/2 stainless steel sink unit with mixer tap, integral gas hob and electric oven with over head extractor fan, integral fridge/ freezer, plumbed for automatic washing machine, and part tiled walls.

First Floor Landing

UPVc double glazed window to front aspect, radiator, and stairs to second floor.

Bedroom Two

12'10 x 9'3 (3.91m x 2.82m)

Two UPVc double glazed windows to rear aspect, and radiator.

Bedroom Three

9'5 x 6'5 (2.87m x 1.96m)

UPVc double glazed window to front aspect, and radiator.

Family Bathroom

6'5 x 5'7 (1.96m x 1.70m)

Low level w.c, pedestal hand wash basin, panelled bath, radiator, extractor fan, and part tiled walls.

Second Floor Landing

Bedroom One

15'9 x 9'6 (4.80m x 2.90m)

UPVc double glazed window to front aspect, radiator, and loft access.

En-Suite

9'0 x 5'10 (2.74m x 1.78m)

UPVc double glazed window to rear aspect, stand in shower cubicle, low level w.c, pedestal hand wash basin, radiator, storage cupboard, and part tiled walls.

External

Small garden to the front with a good sized garden to the rear with both lawn and patio areas. Fenced boundaries, and gate access to rear.

The property also has two car parking spaces for off street parking.



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		89	(92 plus) A		88
(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		