



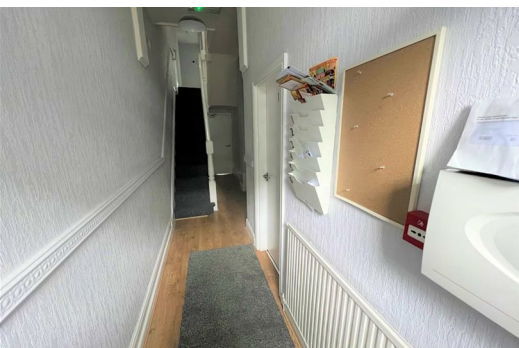
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Cowley Hill Lane, St. Helens, WA10 2AB

Offers In Excess Of £225,000

We are pleased to offer for sale this fully converted and licenced HMO which at the time of print is fully occupied generating a good return. Set over three floors the property has been converted to maximise space and profit and benefits from gas central heating and UPVC double glazing. The accommodation briefly comprises of: entrance hallway, communal kitchen and dining area with utility room, two ground floor bedrooms, first floor landing with two shower rooms and two further bedrooms with one having en-suite shower room. To the second floor there are two bedrooms with one having an en-suite shower room. Externally the property has a rear garden area. Viewing is highly recommended to appreciate the size and finish of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hall

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

Communal Kitchen

13'9" x 8'5" (4.21 x 2.58)

UPVc double glazed window to side aspect, range of wall and base units, stainless steel sink unit, integral electric hob and oven with over head extractor fan, radiator, and part tiled walls.

Utility Room

8'6" x 8'0" (2.60 x 2.45)

UPVc double glazed window to rear and side, door to rear garden, and plumbed for washing machine.

Bedroom One

17'3" x 11'6" (5.26 x 3.53)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

UPVc double glazed window to rear aspect, and radiator. Measurement approx. 3.4x4.2m2, 14.3m2

First Floor Landing

Shower Room One

UPVc double glazed window to side aspect, stand in shower cubicle, low level wc, hand wash basin, and heated towel rail.

Shower Room Two

UPVc double glazed window to rear aspect, stand in shower cubicle, low level wc, hand wash basin, and radiator.

Bedroom Three

14'10" x 13'5" (4.53 x 4.11)

Two UPVc double glazed windows to front aspects, fitted wardrobe, and radiator. En-suite with stand in shower cubicle.

Bedroom Four

13'3" x 10'4" (4.04 x 3.16)

UPVc double glazed window to rear aspect, and radiator.

Second Floor Landing

Bedroom Five

16'1" x 13'6" (4.92 x 4.12)

Two double glazed velux windows, and radiator. En-suite with stand in shower cubicle.

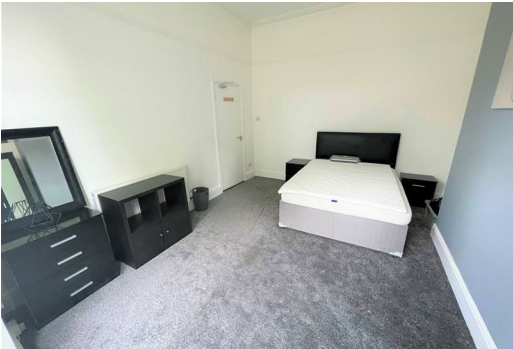
Bedroom Six

13'3" x 10'4" (4.05 x 3.17)

Double glazed velux window, and radiator.

External

Small garden area to the front with fenced boundaries. To the rear is an enclosed garden with double gates to the rear.



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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	