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## Meliden Gardens, St. Helens, WA9 4WH

**£87,000**

We are pleased to announce for sale this two bedroom quasi- semi property which would make an ideal first time buy. The property benefits from gas central heating and being double glazed and briefly comprises of: entrance hallway, lounge, and kitchen to the ground floor. To the first floor is two bedrooms with both having fitted wardrobes and a family bathroom. Externally the property has a fenced garden area to the front with driveway for off street parking. Viewing is highly recommended to appreciate this property and can be arranged through our office or by calling 01744 24341.





### Entrance Hallway

UPVc double glazed door, stairs to first floor, and radiator.

### Lounge

17'1" x 12'2" (5.23 x 3.72)

Double glazed window to front aspect, living flame gas fire set in feature surround, laminate flooring, and radiator.

### Kitchen

8'1" x 7'9" (2.47 x 2.37)

Double glazed window to front aspect, range of wall and base units, 1 1/2 sink unit with mixer tap, plumbed for automatic washing, radiator, tiled walls, and ceramic floor tiles.

### First Floor Landing

Loft access.

### Bedroom One

17'5" x 8'11" (5.31 x 2.72)

Double glazed window to front aspect, laminate flooring, radiator, and range of fitted wardrobes.

### Bedroom Two

9'11" x 7'2" (3.03 x 2.2)

Double glazed window to front aspect, radiator, laminate flooring, and fitted wardrobes.

### Family Bathroom

Double glazed window to side aspect, pedestal hand wash basin, panelled bath with shower over, low level w.c, radiator, ceramic floor tiles, and tiled walls.

### External

Enclosed garden to the front of the property with fenced boundaries, and lawn area. There is also off street parking and space for a garden shed.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>B</b>			(92 plus) <b>A</b>		
(69-80) <b>C</b>			(81-91) <b>B</b>		
(55-68) <b>D</b>			(69-80) <b>C</b>		
(39-54) <b>E</b>			(55-68) <b>D</b>		
(21-38) <b>F</b>			(39-54) <b>E</b>		
(1-20) <b>G</b>			(21-38) <b>F</b>		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
EU Directive 2002/91/EC					
England & Wales		England & Wales		EU Directive 2002/91/EC	