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**Bleak Hill Road, Eccleston, WA10 4RR**  
**£275,000**

We are pleased to offer for sale this extended four bedroom semi detached property situated in a popular part of the borough. The property is an ideal family home and benefits from UPVc double glazing and gas central heating and briefly comprises of: entrance porch, hallway, lounge, dining room, good sized kitchen, and shower room to the ground floor. To the first floor are four bedrooms and a large family bathroom. Externally the property has front and rear gardens with driveway leading to an integral garage. The property offers great potential and viewing is highly recommended to appreciate this and can be arranged through our office or by calling 01744 24341.





Entrance Porch

UPVC double glazed door and windows.

Hallway

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

Lounge

22'10 x 10'9 (6.96m x 3.28m)

Double glazed patio doors leading to rear garden, and radiator.

Dining room

12'1 x 11'11 (3.68m x 3.63m)

UPVC double glazed window to front aspect, gas fire set in feature surround, and radiator.

Kitchen

18'9 x 13'2 (5.72m x 4.01m)

UPVC double glazed window to rear aspect, range of wall and base units, 1 1/2 sink unit with mixer tap, integral gas hob and electric oven with over head extractor fan, plumbed for automatic washing machine, integral dishwasher and fridge/ freezer, ceramic floor tiles, part tiled walls, and door to rear.

Shower Room

Stand in shower cubicle, radiator, and part tiled walls.

Landing

Loft access via steps, insulated attic space with lighting

Bedroom One

9'4 x 18'6 (2.84m x 5.64m)

UPVC double glazed window to front aspect, radiator, vanity sink unit

Bedroom Two

11'5 x 12'0 (3.48m x 3.66m)

UPVC double glazed window to front aspect, radiator, fitted wardrobes

Bedroom Three

11'5 x 12'4 (3.48m x 3.76m)

UPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom Four

6'11 x 7'11 (2.11m x 2.41m)

UPVC double glazed window to front aspect, radiator

Bathroom

6'0 x 15'8 (1.83m x 4.78m)

Two UPVC double glazed windows to rear aspect, radiator, low level wc, hand wash basin, panelled bath with shower over, bidet, fully tiled walls

Front Garden

Driveway leading to garage, fenced boundaries

Rear Garden

Lawn and patio areas, fenced boundaries, outside wc

Garage

Double wooden doors, power and lighting, radiator

Information

Freehold



Energy Efficiency Rating	
	Current
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	58
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	69
EU Directive 2002/91/EC	

