



HEAD OFFICE:
14 Cloughton Street
St Helens, WA10 1RS
TEL: 01744 24341
sthelens@johnbrowns.co.uk
www.johnbrowns.co.uk



Gartons Lane, St. Helens, WA9 4QX
£89,950

We are pleased to announce for sale this three bedroom mid terraced property which is an ideal first time or investment buy and is currently undergoing a full refurbishment. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of entrance vestibule, through lounge and dining room, and kitchen to the ground floor. To the first floor is a landing area, three bedrooms and a family bathroom. Externally the property has a small front garden and a rear yard. Viewing is highly recommended to appreciate the potential with this property and can be arranged through our office or by calling 01744 24341.



Entrance vestibule

UPVc double glazed door to front aspect.

Through Lounge and Dining Room

22'2" x 12'11" (6.76m x 3.95m)

UPVc double glazed windows to both and rear aspect, two radiators, and stairs to first floor.

Kitchen

9'11" x 6'3" (3.03m x 1.92m)

UPVc double glazed window to rear aspect, UPVc double glazed door to rear aspect, range of wall and base units, integral gas hob and electric oven with over head extractor fan, stainless steel sink unit, part tiled walls, plumbed for automatic washing machine, and plinth heater.

First floor landing

Loft access.

Bedroom One

12'10" x 7'11" (3.93m x 2.42m)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

8'5" x 7'11" (2.59m x 2.42m)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Three

9'11" x 6'4" (3.03m x 1.95m)

UPVc double glazed window to rear aspect, and radiator.

Family Bathroom

7'10" x 5'3" (2.41 x 1.61)

Three piece bathroom suite with panelled bath with shower over , low level w.c, and pedestal hand wash basin. Also part tiled walls, extractor fan and heated towel rail.

External

Small garden to the front with brick wall boundaries. Yard area to the rear with brick wall boundaries, and gate access to rear alley way.

