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## Hall Lane, St. Helens, WA9 4SN £810,000

We are pleased to announce for sale this four bedroom detached character property which is an ideal family home and is positioned in a semi-rural location. The property benefits from being double glazed and having an electric heating system and briefly comprises of: entrance hallway, two reception rooms, kitchen, and two bedrooms both with en-suites all to the ground floor. To the first floor there are two further bedrooms both with en-suites. Externally the property is positioned in a semi-rural location with open views to the rear. The property comes complete with a garage, providing secure parking and additional storage space. Viewing is highly recommended to appreciate the size and location of this property and can be arranged through our office or by calling 01744 24341.



## Entrance Hallway

## Lounge

16'7" x 16'5" (5.06 x 5.01)

## Second Lounge

16'3" x 13'5" (4.96 x 4.09)

## Kitchen

16'5" x 15'6" (5.02 x 4.74)

## Bedroom Three

12'7" x 9'1" (3.86 x 2.77)

## En-Suite to Bed Three

## Bedroom Four

12'8" x 10'1" (3.88 x 3.09)

## En-Suite to Bed Four

## First Floor Landing

## Bedroom One

23'11" x 16'2" (7.31 x 4.94)

## En-Suite to Bed One

## Bedroom Two

16'0" x 12'8" (4.89 x 3.87)

## En-Suite to Bed Two

## External

## Garage

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.



Energy Efficiency Rating	
Current	Potential
68	75

Very energy efficient - lower running costs

Very environmentally friendly - lower CO2 emissions

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO2 emissions

Not environmentally friendly - higher CO2 emissions

EU Directive 2002/91/EC

