



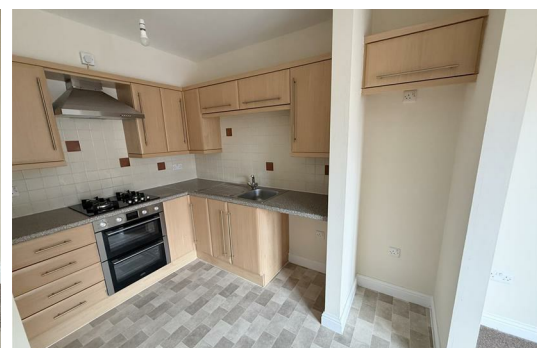
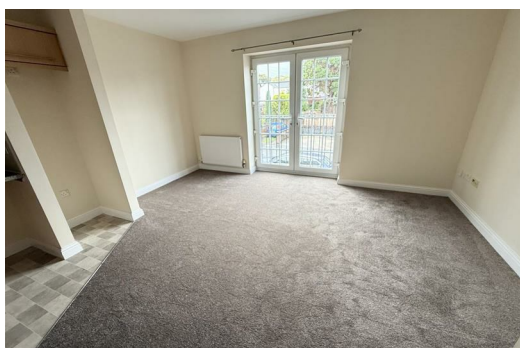
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Dunriding Lane, St. Helens, WA10 4BB

£750 Per Month

We are pleased to offer for let this two bedroom first floor apartment situated in a purpose built block fronting onto Dunriding Lane, convenient for all local amenities including many reputable schools and within easy access of St Helens town centre and the East Lancashire Road making it ideal for commuters. The accommodation briefly comprises; entrance hallway, lounge with open plan kitchen area, two bedrooms and family bathroom. The property benefits from gas central heating, double glazing, and an off street parking space. Viewing is highly recommended to appreciate the size and condition of the property and can be arranged via our office or by calling 01744 24341.



Hallway

Door to communal hallway.

Lounge Area

15'3" x 14'0" (4.65 x 4.27)

UPVc double glazed double doors with Juliet balcony, and two radiators.

Kitchen Area

7'4" x 6'6" (2.26 x 2.00)

Range of wall and base units, integral gas hob and electric oven with over head extractor fan, stainless steel sink unit, part tiled walls, and plumbed for washing machine.

Bedroom One

15'3" x 12'5" (4.66 x 3.79)

Two UPVc double glazed windows, radiator, large storage cupboard, and fitted wardrobe.

Bedroom Two

10'5" x 8'2" (3.18 x 2.49)

UPVc double glazed window, and radiator.

Bathroom

7'8" x 4'7" (2.34 x 1.41)

Panelled bath with shower over, low level wc, pedestal hand wash basin, radiator, extractor fan, and part tiled walls.

External

Allocated parking to the rear.

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.



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	