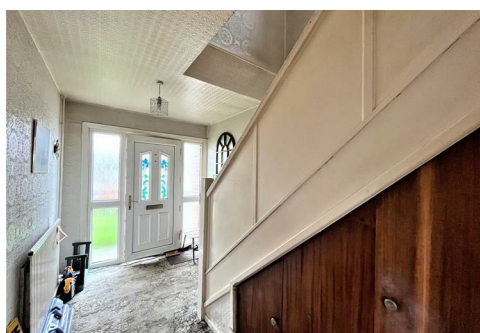




Renfrew Avenue, St. Helens WA11 9RL

£130,000

Burns & Reid are pleased to present this 3 bedroom semi detached property situated in a very popular residential location. The property is in need of refurbishment throughout and is priced accordingly and would make an ideal investment opportunity or first time purchase. The property briefly comprises of entrance hall, lounge, sitting room, kitchen/diner, bathroom, three bedrooms, gardens to the front and rear, paved driveway and single garage. Internal inspection is essential and there is no onward chain.

LEASEHOLD 999 yrs from 1970

Entrance Hall

With radiator, under-stairs storage cupboard and telephone points

Front Lounge

11'9 x 10'1 (3.58m x 3.07m)

Radiator, feature fireplace with electric fire, TV point and glazed doors to sitting room

Rear Sitting Room

10'3 x 9'4 (3.12m x 2.84m)

Radiator and glazed doors to front lounge.

Kitchen/Diner

14'4 x 7'5 (4.37m x 2.26m)

With wall units and base units, stainless steel sink unit, electric cooker point and Upvc double glazed door to side of the property and rear garden

Front Bedroom 1

11'8 x 10 (3.56m x 3.05m)

With radiator and telephone point

Rear Bedroom 2

10'4 x 9'5 (3.15m x 2.87m)

Radiator and fitted storage cupboards

Front Bedroom 3

6'9 x 6'9 (2.06m x 2.06m)

Radiator

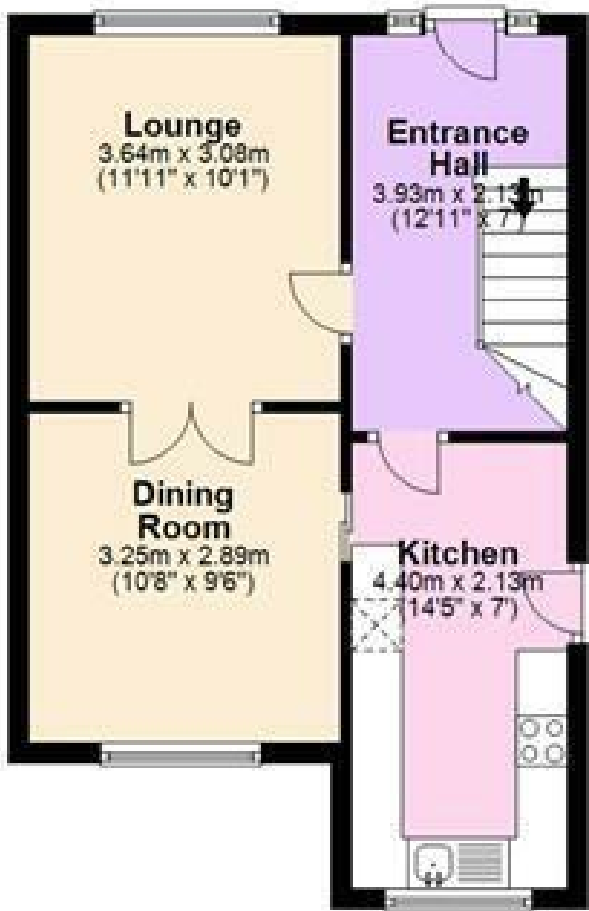
Bathroom

Low level WC, hand washbasin, panelled bath, built in cupboard housing hot water cylinder

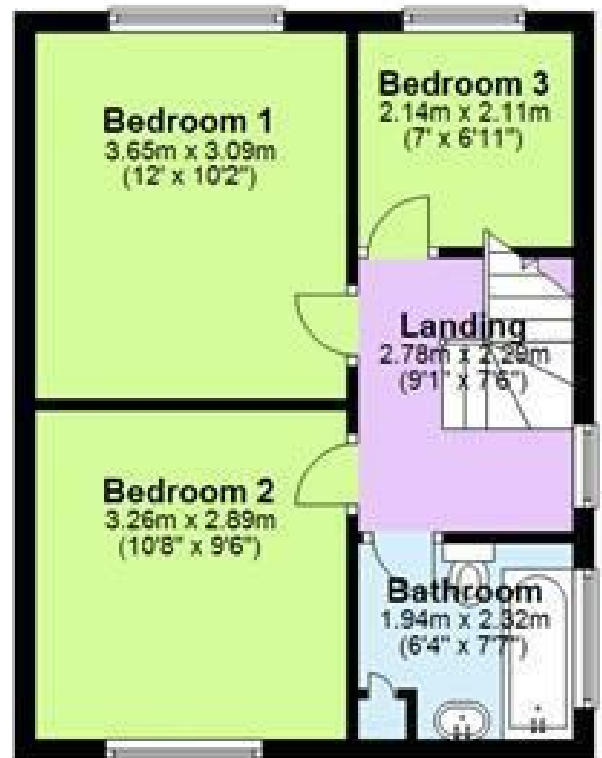
Gardens

The front & side of the property are paved with parking for 2 cars. There is a rear garden and single detached garage

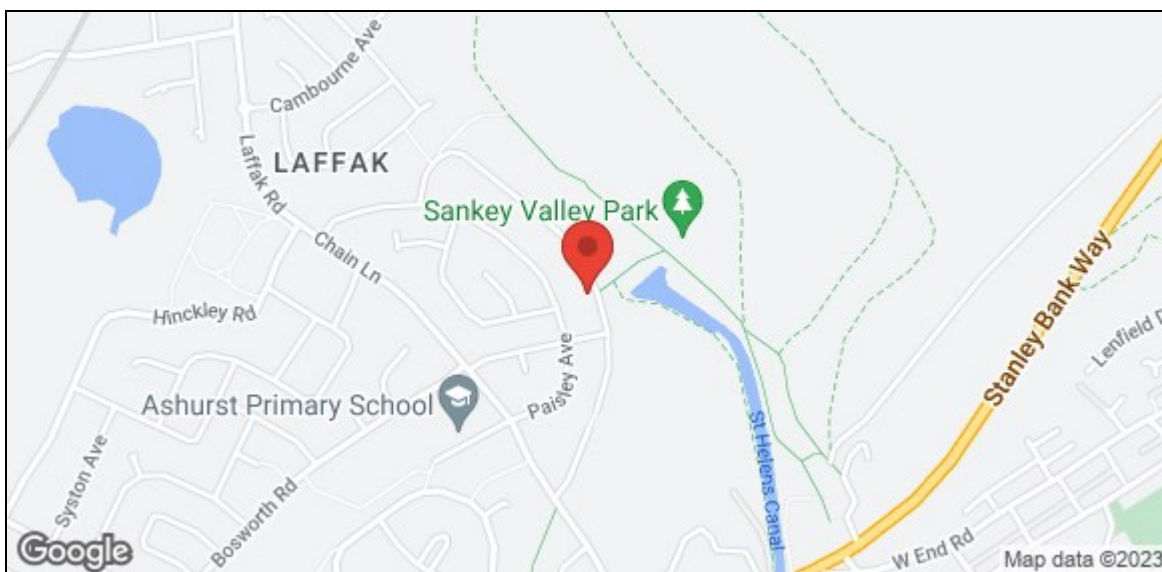
Ground Floor



First Floor



Every attempt is made to ensure accuracy however all measurements are approximate. The floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.