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**Emily Street, St. Helens, WA9 5LZ**  
**£119,950**

We are pleased to announce for sale this two/ three bedroom end terraced property which would make an ideal first time buy or investment. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance hallway, lounge, dining room, kitchen, rear porch/ sunroom, and a family bathroom all to the ground floor. To the first floor there is a master bedroom, second bedroom and a third bedroom/ study which is accessed through bedroom two. Externally the property has a good sized rear yard. Viewing is highly recommended to appreciate the size and condition of this property and can be arranged through our office or by calling 01744 24341.



### Entrance Hallway

Door to front access and radiator.

### Lounge

11'2" x 9'0" (3.42 x 2.76)

UPVc Double glazed window to front aspect, feature fire place with an electric fire, laminate flooring, and a radiator.

### Dining Room

12'11" x 10'8" (3.95 x 3.26)

UPVc Double glazed double doors to rear porch/ sun room, stairs to first floor, two radiators, and laminate flooring.

### Kitchen

10'0" x 7'8" (3.06 x 2.34)

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

### Bathroom

7'3" x 7'1" (2.21 x 2.17)

UPVc Double glazed windows to rear and side aspect, panelled bath with shower over, low level wc, pedestal hand wash basin, heated towel rail, and part tiled walls.

### Rear Porch

8'7" x 4'8" (2.62 x 1.44)

UPVc Double glazed window and door leading into rear yard.

### First Floor Landing

Loft access.

### Bedroom One

11'5" x 11'3" (3.50 x 3.44)

UPVc Double glazed window to front aspect, range of fitted wardrobes, and a radiator.

### Bedroom Two

10'9" x 10'4" (3.29 x 3.16)

UPVc Double glazed window to rear aspect, and radiator.

### Bedroom Three

10'1" x 7'8" (3.08 x 2.36)

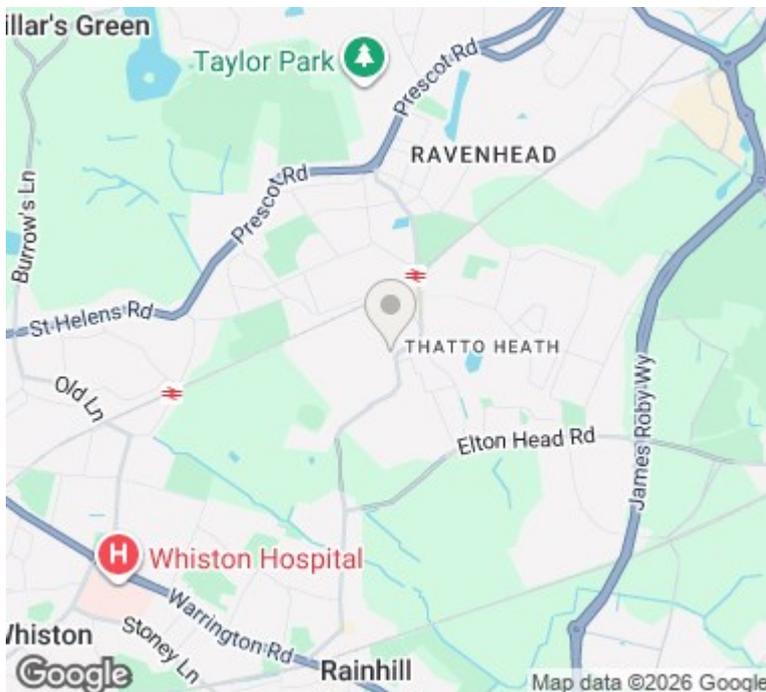
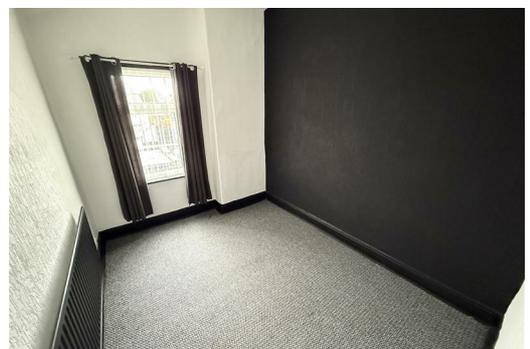
Access through bedroom two, UPVc Double glazed window to rear aspect, and radiator.

### External

Paved yard area to the rear with gate access, brick wall boundaries, and shed.

### 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
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			
		71	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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		EU Directive 2002/91/EC	

