



**Alfred Street, St. Helens, WA10 1LT**  
**£99,950**

We are pleased to announce for sale this three bedroom mid terraced which although does require some refurbishment would make an ideal first time or investment. The property benefits from being gas central heated and UPVC double glazed and briefly comprises of: entrance hallway, lounge, dining room, kitchen, inner hall, and bathroom all to the ground floor. To the first floor there are three good sized bedrooms. Externally the property has a larger than average yard area. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 01744 24341.



## Entrance Hall

Door to front aspect, stairs to first floor, and radiator.



## Lounge

12'0" x 11'10" (3.68 x 3.63)

UPVc double glazed window to front aspect, and radiator.

## Dining Room

15'3" x 11'10" (4.65 x 3.63)

UPVc double glazed double doors leading to rear yard, and wall mounted gas fire.

## Kitchen

9'8" x 6'5" (2.95 x 1.97)

UPVc double glazed window to side aspect, range of wall and base units, 1 1/2 sink unit with mixer tap, plumbed for washing machine, and part tiled walls.



## Inner Hall

Door to rear aspect.

## Family Bathroom

6'4" x 5'9" (1.95 x 1.76)

UPVc double glazed window to side aspect, panelled bath, low level wc, hand wash basin, radiator, and tiled walls.



## First Floor Landing

Loft access.

## Bedroom One

12'2" x 11'10" (3.71 x 3.63)

UPVc double glazed window to front aspect, and radiator.



## Bedroom Two

8'9" x 6'8" (2.67 x 2.04)

UPVc double glazed window to rear aspect.

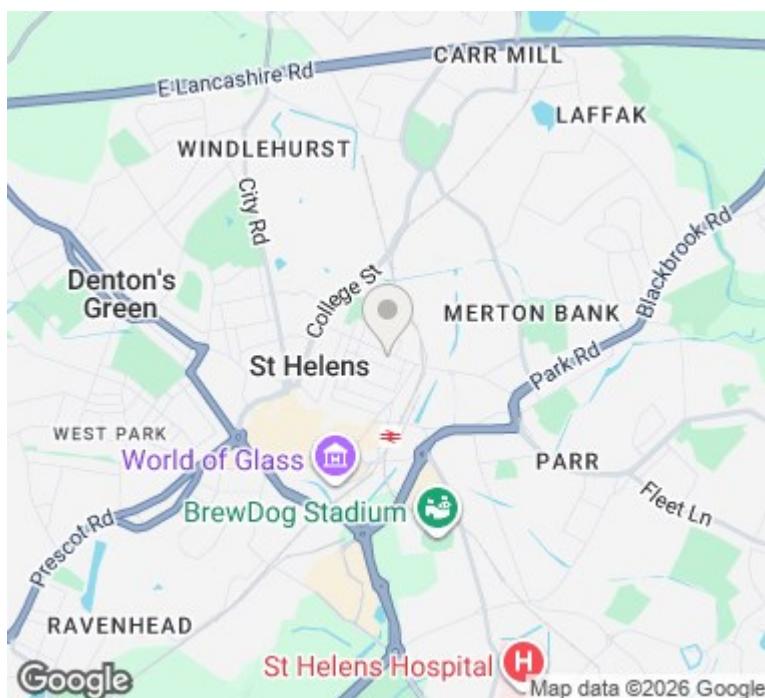
## Bedroom Three

11'11" x 8'2" (3.65 x 2.50)

UPVc double glazed window to rear aspect.

## External

Good sized yard area to the rear which has gated access to the rear alleyway.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (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 <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	