



HEAD OFFICE:
14 Cloughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



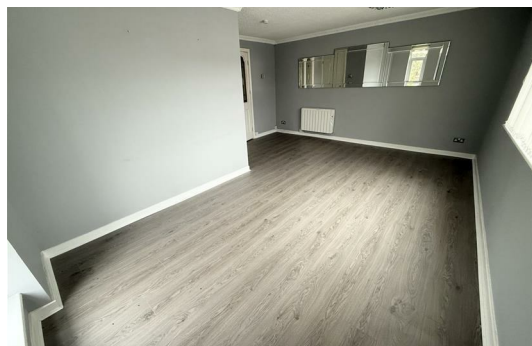
Laurel Road, St. Helens, WA10 4AZ

Offers In Excess Of £79,950

We are pleased to announce for sale this one bedroom second floor apartment which can be accessed via a lift.

The property is offered with no chain and benefits from UPVc double glazed and electric wall heaters. The accommodation briefly comprises of: entrance hallway, good sized lounge, kitchen, bedroom, and bathroom.

Externally the building has well kept communal gardens and the property has the added benefit of a garage. 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.



Hallway

Door to communal hallway, intercom system, and electric wall heater.

Lounge

17'4" x 14'9" (5.30 x 4.50)

Two UPVc double glazed windows, electric wall heater, and laminate flooring.

Kitchen

8'8" x 7'4" (2.65 x 2.25)

UPVc double glazed window, range of wall and base units, stainless steel sink, plumbed for washing machine, and part tiled walls.

Bedroom One

10'5" x 9'6" (3.20 x 2.90)

UPVc double glazed window.

Bathroom

Panelled bath with overhead shower, low level wc, vanity sink unit, heated towel rail, ceramic floor tiles, and tiled walls.

Garage

Up and over door.

External

The property has well maintained communal gardens.

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. No pets allowed in the building.



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	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

