



HEAD OFFICE:  
14 Cloughton Street  
St Helens, WA10 1RS  
TEL: 01744 24341  
[d.bamber@johnbrowns.co.uk](mailto:d.bamber@johnbrowns.co.uk)  
[www.johnbrowns.co.uk](http://www.johnbrowns.co.uk)



## Villiers Crescent, St. Helens, WA10 5HP

### £339,950

We are delighted to offer for sale this two-bedroom true bungalow which is positioned in a popular part of Eccleston close to all amenities. The property its self has been well maintained and looked after by the current owners and benefits from gas central heating and being double glazed. The accommodation briefly comprises of: entrance hallway, lounge to the front of the property, rear lounge and dining room overlooking the fabulous garden, kitchen with breakfast bar, utility room, two good sized bedrooms and a family bathroom with shower over the bath. Externally the property has well stocked gardens to the front and rear, with driveway leading at an attached garage which has lighting, power and access to the main house. Viewing is highly recommended to appreciate this property what it has to offer and can be arranged through our office or by calling 01744 24341.





Hallway

UPVc door, radiator, and loft access (loft is boarded with two Velux windows).

Lounge

14'9" x 13'11" (4.52 x 4.25)

UPVc double glazed window to front aspect, radiator, and feature fire place with electric fire.

Dining Room

19'6" x 10'4" (5.95 x 3.15)

UPVc double glazed double doors leading to rear garden, two UPVc double glazed windows to each side, and radiator.

Kitchen

19'9" x 7'10" (6.02 x 2.41)

Two UPVc double glazed windows to rear aspect, 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 radiator.

Utility Room

Door to side aspect, plumbed for washing machine, and tiled walls.

Bedroom One

13'10" x 11'5" (4.22 x 3.50)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Two

12'5" x 11'5" (3.79 x 3.50)

UPVc double glazed window to front aspect, and radiator.

Family bathroom

10'7" x 6'2" (3.24 x 1.90)

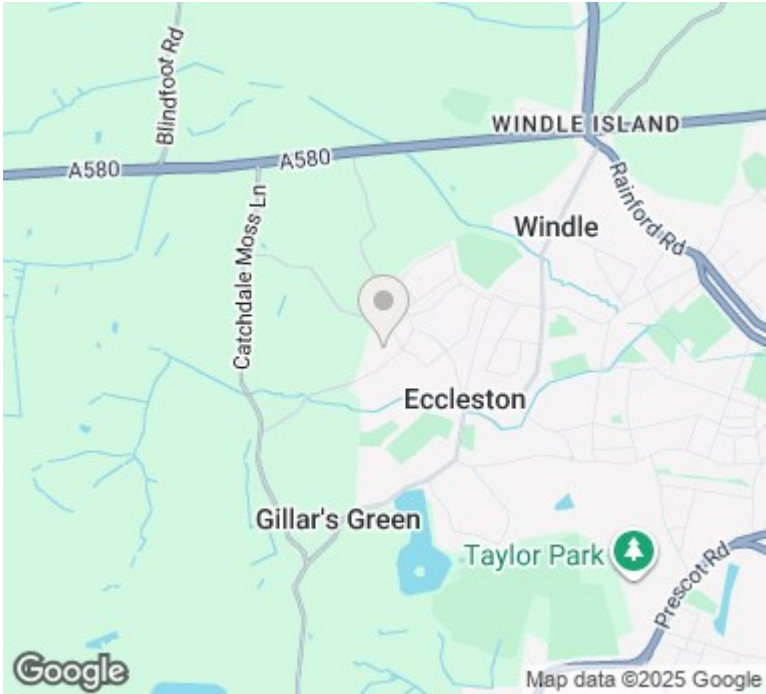
Panelled bath with shower over, vanity sink unit, low level wc, radiator, and fully tiled walls.

External

Garden to the front with lawn area and driveway leading to the garage. To the rear is a good sized garden with both patio and lawn areas.

Garage

Up and over door, electric and power.



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