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**Four Acre Lane, St. Helens, WA9 4JX**  
**£170,000**

We are pleased to announce for sale this three bedroom semi detached property which has been well looked after by the previous owners and is offered with no chain. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance hallway, lounge, dining room, and kitchen to the ground floor. To the first floor there are three good sized bedrooms and a family shower room. Externally the property is set on a generous plot with a driveway to the front and an enclosed garden to the rear. 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

UPVc double glazed door, laminate flooring, stairs to first floor, and radiator.

### Lounge

13'6" x 12'1" (4.12 x 3.69)

Two UPVc double glazed windows to front aspect, laminate flooring, radiator, and electric fire set in feature surround.

### Dining Room

10'5" x 8'3" (3.18 x 2.54)

UPVc double glazed window to rear aspect, laminate flooring, and radiator.

### Kitchen

11'0" x 7'2" (3.37 x 2.19)

UPVc double glazed window to side aspect, UPVc double glazed door leading into rear garden, range of wall and base units, 1 1/2 sink unit with mixer tap, integral gas hob and electric oven with over head extractor fan, plumbed for washing machine, and part tiled walls.

### First Floor Landing

UPVc double glazed window to side aspect, and loft access.

### Bedroom One

15'7" x 8'9" (4.77 x 2.69)

UPVc double glazed window to front aspect, and radiator.

### Bedroom Two

9'4" x 9'0" (2.86 x 2.76)

UPVc double glazed window to rear aspect, storage cupboard, and radiator.

### Bedroom Three

10'8" x 6'8" (3.27 x 2.05)

UPVc double glazed window to front aspect, storage cupboard, and radiator.

### Shower Room

6'2" x 6'2" (1.90 x 1.89)

UPVc double glazed window to rear aspect, stand in shower cubicle, low level wc, vanity sink unit, radiator, and part tiled walls.

### External

Garden to the front with driveway for off street parking via double gates and lawn area. To the rear is a good sized enclosed garden with decking, patio, and lawn areas.

### 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.



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			
		72	78

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

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