



97 Crossley Road

St Helens, WA10 3ND

We are pleased to offer for sale this mid terraced property situated close to local amenities, shops and major road networks. The property briefly comprises of living room with open archway to the dining room, spindle staircase. The kitchen is fully fitted with a range of wall and base units, double oven with 5 ring gas hob and washing machine. There is a vestibule area with storage and access to the rear yard. The downstairs bathroom is fitted with a white suite, vanity sink unit and shower over the bath and to the first floor there are two double bedrooms. Externally there are enclosed gardens to the front and rear of the property

Offers in the region of £105,000



- Two Bedroom Mid Terraced House
- Spacious Downstairs Family Bathroom with Shower Over Bath
- Gas Central Heating
- No Onward Chain

- Living Room with Open Arch to the Dining Room
- Dining Room with Open Plan Spindle Staircase
- Double Glazed

- Fully Fitted Kitchen with White Modern Style Units
- Enclosed Garden Areas to the Front and Rear
- Vacant Possession

Living Room

12'8" x 12'2" (max) (3.880 x 3.729 (max))

Fitted with carpet, electric fire, double radiator and open arch to the dining room

Dining Room

12'9" x 8'2" (max) (3.903 x 2.508 (max))

Open from living room and fitted with single radiator, carpet and ceiling light fitting. Open spindle staircase leading to first floor

Kitchen

8'7" x 7'11" (max) (2.618 x 2.422 (max))

Fully fitted with white wall and base units, tiled floor, partially tiled walls, inset sink unit and mixer tap, washing machine, ceiling light fitting and double oven with 5 ring gas hob

Inner Vestibule

Tiled floor, storage cupboard, ceiling light fitting and access to rear yard

Downstairs Bathroom

Spacious bathroom with three piece suite and shower over bath, vanity sink unit, inset ceiling lights, tiled floor and fully tiled walls

Bedroom 1

12'9" x 9'10" (max) (3.896 x 3.011 (max))

Situated to the front of the property with carpet, radiator and ceiling light fitting

Bedroom 2

10'7" x 9'8" (max) (3.243 x 2.952 (max))

Situated to the rear of the property with boiler/storage cupboard, carpet, radiator and ceiling light fitting

External

Enclosed small front garden area

Rear back yard with brick storage outbuilding

Location

Conveniently placed close to local amenities and shops with excellent commuter and transport links and close to parks and children's play areas

Particulars

Please note...

These particulars have not yet been approved by the vendor.

All measurements have been taken with a sonic measure and are therefore subject to a margin of error

Services

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions

SAT NAV Postcode WA10 3NG



Floor Plan



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		
	60	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.