




## Peter Street, Newtown, St. Helens WA10 2EB

**£85,000** (subject to contract)

An apartment that isn't really an apartment, it's much better!

Set solely on the ground floor is this two bedroom property, which additionally boasts an L shaped reception room which divides neatly into two distinct areas, for lounging and dining. There is a galley kitchen as well as a relatively modern wet room / shower room. Other benefits include a rear enclosed garden as well as the ability, with the pavement being lowered, to have an off road parking space. The location isn't bad either, with very easy access to both the town centre and the main communication routes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

	1
	2
	1
	Off Road

Ground Floor

Entrance Porch

PVCu double glazed front door.

Lounge / Dining Room

An L shaped room with two distinct areas, with a PVCu double glazed window to the front, radiator.

Kitchen

Fitted with a range of base, wall and draw units with coordinated work surfaces, stainless steel single drainer sink unit with a hot and cold water mixer tap, integrated four ring electric hob with an electric oven below and an extractor hood above. Space for several appliances including plumbing for an automatic washing machine, tiled walls, PVCu double glazed window.

Inner Hall

Shower Room

A wet room with a low level WC and a wall mounted wash basin, electric shower, fully tiled walls, radiator, PVCu double glazed window.

Bedroom

PVCu double glazed window, fitted wardrobes with full length mirror sliding doors, radiator.

Bedroom

PVCu double glazed window and door to the rear garden, radiator.

Exterior

An enclosed rear garden with low maintenance flagged surface and access to the front of the property via the side.

To the front is sufficient space for a vehicle to be parked subject

to the curb being lowered.

Outside storage cupboard.

Council Tax Band A

