



Sandy Lane, St. Helens, WA11

£190,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 3

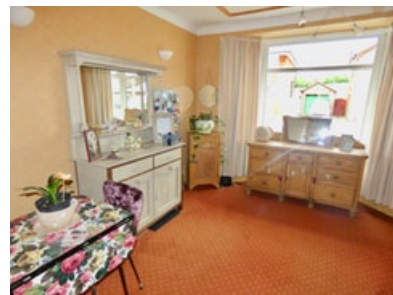
Viewing of this good size family home is recommended in order to appreciate the fabulous accommodation on offer. Nestling in a quiet cul de sac location the house is in a much sought after rural location yet just minutes away from the East Lancashire Road and access to motorway networks. The accom

Key features:

- Good Size Family Home
- Family Bathroom
- Two Reception Rooms
- Three Bedrooms
- Cul-de-sac Location
- Garage and parking

Extra info:

- **Property Age:** 95 years
- **Council Tax:** Band D (£1745.86 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** 99 years remaining
Ground Rent: £3.00 per-annum



Viewing of this good size family home is recommended in order to appreciate the fabulous accommodation on offer. Nestling in a quiet cul de sac location the house is in a much sought after rural location yet just minutes away from the East Lancashire Road and access to motorway networks.

The accommodation on offer briefly comprises entrance hall spindle stairs off to the first floor, door into reception 2, with double glazed window to the side feature fire, double part glazed doors to reception 1 and double glazed window to front elevation. door from reception 2 leads to the large family room, kitchen, dining lounge area. The kitchen comprises a range of base and wall units with contrasting worktops, breakfast bar, built in double oven and hobs, plumbed for washing machine, space for fridge freezer and door to rear garden. Stairs lead to first floor landing and three double bedrooms plus family bathroom with three piece suite comprising panel bath with shower attachment overhead, wash hand basin, WC and chrome heated towel rail. Opaque double glazed window to front elevation. The loft is boarded with dormer windows.

There are lawned gardens to the front, side and rear with terraced flagged patio steps down to decked patio and gazebo brick and fenced boundary. To the rear garden there is a double detached garage and parking.

Viewing Recommended.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

17, Sandy Lane, ST. HELENS, WA11 7BL

| | |
|---|---|
| Dwelling type: Semi-detached house | Reference number: 8451-7625-6140-4431-4896 |
| Date of assessment: 19 May 2019 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 22 May 2019 | Total floor area: 85 m ² |

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,175 |
| Over 3 years you could save | £ 459 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 222 over 3 years | £ 222 over 3 years | <div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> You could save £ 459 over 3 years </div> |
| Heating | £ 1,524 over 3 years | £ 1,278 over 3 years | |
| Hot Water | £ 429 over 3 years | £ 216 over 3 years | |
| Totals | £ 2,175 | £ 1,716 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

| | | | | |
|---|---|---------|-----------|---|
| Very energy efficient - lower running costs | | Current | Potential | The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants. |
| (92 plus) A | (81-91) B | 69 | 85 | |
| (69-80) C | (55-68) D | | | |
| (39-54) E | (21-38) F | | | |
| (1-20) G | Not energy efficient - higher running costs | | | |

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Floor insulation (solid floor) | £4,000 - £6,000 | £ 135 |
| 2 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 207 |
| 3 Solar water heating | £4,000 - £6,000 | £ 117 |

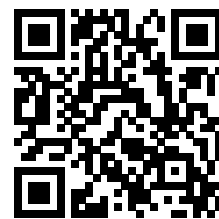
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code