



## Harris Street, St. Helens, WA10

**£70,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 2

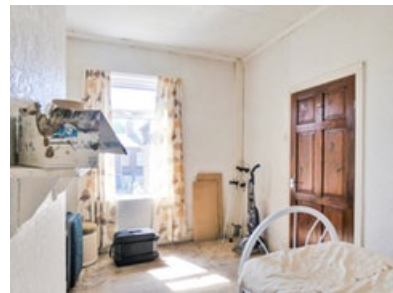
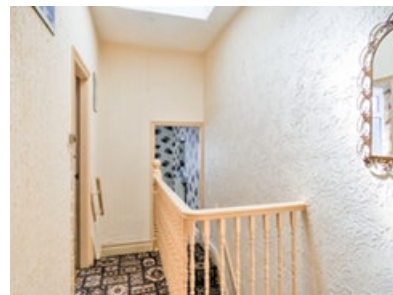
**\*\*FANTASTIC FIRST TIME BUYER OPPORTUNITY OR IDEAL BUY TO LET INVESTMENT\*\*** This traditional home offers an abundance of living and sleeping accommodation within for all to enjoy. The home has got traditional features that have carefully been retained ensuring that the charm and character has not been

## Key features:

- Two Bedrooms
- Fantastic First Time Buy
- Ideal Buy to Let
- Two Reception Rooms

## Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band A (£1163.90 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 975 years remaining
- **Maintenance Company:** NA



**\*\*FANTASTIC FIRST TIME BUYER OPPORTUNITY OR IDEAL BUY TO LET INVESTMENT\*\***

This traditional home offers an abundance of living and sleeping accommodation within for all to enjoy. The home has got traditional features that have carefully been retained ensuring that the charm and character has not been lost. The property has two large double bedrooms, a great sized family bathroom, two great sized reception rooms and a great kitchen. Externally there was a low maintenance rear garden that has brick built walls ensuring privacy and a set of wooden gates that provided access to the rear. The property is within walking distance of local amenities and the close by motorway networks provide easy access to Manchester, Chester, Warrington and Liverpool.

#### Entrance Hall

Door entering into the entrance hall. Door leading into the dining area. Stairs rising to the first floor.

#### Living Room

Window overlooking the front elevation. Built in storage cupboard. Radiator. Opening into the dining area.

#### Dining Room

Window overlooking the rear elevation. Door leading into the kitchen.

#### Kitchen

Window overlooking the side elevation. Range of wall and base units with roll over work surfaces incorporated. Void for stand alone cooker. Void plumbed for washing machine. Integral sink and drainer unit with mixer tap over. Door providing access into the rear garden.

#### Landing

Doors leading off. Sky light.

#### Bedroom One

Window overlooking the front elevation. A large double bedroom. Built in storage cupboard. Radiator.

#### Bedroom Two

Window overlooking the rear elevation. A second large double bedroom. Radiator.

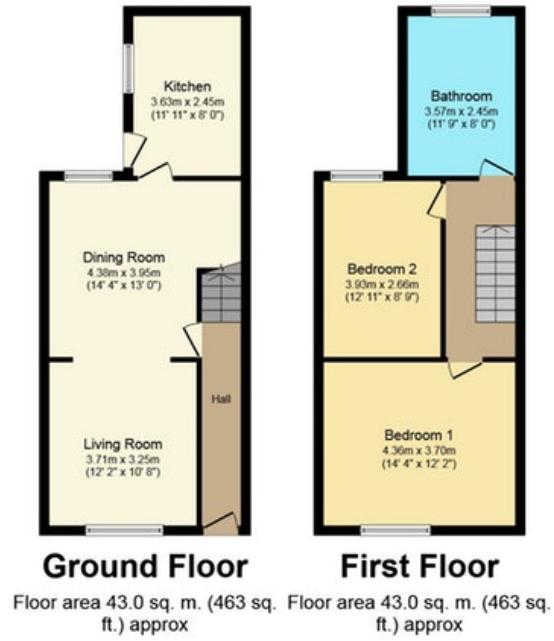
#### Bathroom

Window overlooking the rear elevation. White suite consisting of a low flush WC, panelled bath, vanity wash hand basin and a shower enclosure. Built in storage cupboard. Radiator.

#### External

Externally there was a low maintenance rear garden that has brick built walls ensuring privacy and a set of wooden gates that provided access to the rear. There was a paved patio area that is ideal for al fresco dining and entertaining. There is a small garden that is laid to lawn with a mature shrub and a water feature in a small pond.

## Floor plan:



Total floor area 86.0 sq. m. (926 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Performance Certificate:

Energy Performance Certificate

**13, Harris Street, ST. HELENS, WA10 2NW**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 8751-7725-6770-3480-7972
<b>Date of assessment:</b> 30 May 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 30 May 2019	<b>Total floor area:</b> 88 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,583</b>
<b>Over 3 years you could save</b>	<b>£ 555</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 261 over 3 years	£ 189 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 555 over 3 years                 </div>
<b>Heating</b>	£ 2,022 over 3 years	£ 1,632 over 3 years	
<b>Hot Water</b>	£ 300 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 2,583</b>	<b>£ 2,028</b>	

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**

	Current	Potential
	85	82

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 114
2 Internal or external wall insulation	£4,000 - £14,000	£ 285
3 Low energy lighting for all fixed outlets	£15	£ 60

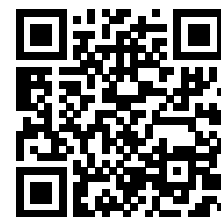
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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### MISREPRESENTATION ACT, 1967.

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