



Eccleston Gardens, St. Helens, WA10

£300,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 5

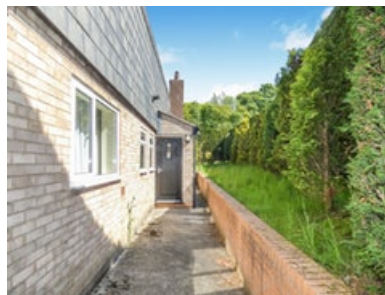
HouseSimple are pleased to present this spacious, 5 bedroom detached bungalow at the heart of the desirable Eccleston Gardens in St Helens. The property is very well presented with well maintained gardens to the front and rear. The garden benefits from a large garage (

Key features:

- Five Bedrooms
- Detached
- Two Reception Rooms
- Potential to separate for granny flat
- Two Bathrooms
- stainless Steel Kitchen
- Garage
- Front and rear gardens

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band F (£2521.79 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



HouseSimple are pleased to present this spacious, 5 bedroom deceptively large detached bungalow at the heart of the desirable Eccleston Gardens in St Helens. The property is very well presented with well maintained gardens to the front and rear. The garden benefits from a large garage (installed with power points), the property itself is situated behind a private fence and bushes.

Close to a variety local amenities, this property boasts a large kitchen stainless steel kitchen, lounge, dining area and Seperate family bathroom aswell as a further shower room a W/C with hand basin , there are 5 bedrooms aswell,as a private entrance giving the option to Seperate the property into a three bed bungalow with additional annex.

Viewings are highly recommended

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Driveway to the property

We are advised that the following white goods will also be included as part of the sale: Dishwasher, gas range cooker, 2 large fridge freezers, washing machine and tumble dryer.

The property is in the catchment area for well regarded schools and within close proximity to local parks. There is a golf course just a walking distance away and supermarkets are just a short drive away..

The property also benefits from full gas central heating and double glazing and is being offered with no onward chain.

Floor plan:



Floor area 150.0 sq. m. (1,615 sq. ft.) approx

Total floor area 150.0 sq. m. (1,615 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

32, Eccleston Gardens, ST. HELENS, WA10 3BL

Dwelling type: Detached bungalow	Reference number: 0066-2859-7662-9091-0111
Date of assessment: 11 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 June 2019	Total floor area: 128 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:	£ 3,003
Over 3 years you could save	£ 675

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 240 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 675 over 3 years </div>
Heating	£ 2,256 over 3 years	£ 1,833 over 3 years	
Hot Water	£ 408 over 3 years	£ 255 over 3 years	
Totals	£ 3,003	£ 2,328	

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

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4CAF50; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8BC34A; text-align: center;">(81-91) B</td> <td style="background-color: #FFEB3B; text-align: center;">(69-80) C</td> <td style="background-color: #FFC107; text-align: center;">(55-68) D</td> <td style="background-color: #FF9800; text-align: center;">(39-54) E</td> <td style="background-color: #FF5722; text-align: center;">(21-38) F</td> <td style="background-color: #C0392B; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr style="background-color: #e0e0e0;"> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 2em;">88</td> <td style="text-align: center; font-size: 2em;">83</td> </tr> </tbody> </table>	(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						Current	Potential	88	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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Top actions you can take to save money and make your home more efficient

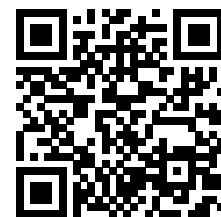
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 213
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 234
3 Low energy lighting for all fixed outlets	£40	£ 84

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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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