



Scholes Park, St. Helens, WA10

£179,950

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

UNIQUE, SPACIOUS & READY TO LIVE IN! - Set down a residential cul-de-sac, with no through-traffic and a private front outlook, you can find this modern four-bedroom semi-detached home. Enter the property into the spacious hallway with stairs rising to the first floor. To the right a door le

Key features:

- Four Bedooms
- Open-Plan Living
- Private Rear Garden
- Off-Road Parking
- Converted Garage
- A MUST VIEW

Extra info:

- **Property Age:** 47 years
- **Council Tax:** Band C (£1551.87 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



UNIQUE, SPACIOUS & READY TO LIVE IN! - Set down a residential cul-de-sac, with no through-traffic and a private front outlook, you can find this modern four-bedroom semi-detached home. Enter the property into the spacious hallway with stairs rising to the first floor. To the right a door leads into the converted garage, transformed into a play room, easily turned into a downstairs bedroom, which benefits from a spacious wetroom. To the left of the hallway is the open-plan lounge diner. The lounge is flooded with natural light, and has a coal-effect gas fireplace, with wall-surround, mantelpiece and hearth. The lounge then opens out into the diner area, with a private outlook into the rear garden, plenty of space for a large dining set, and under-stairs storage cupboard. The diner leads through into the kitchen, comprising a range of fitted kitchen units, with space and plumbing for various appliances, and a range style cooker. The kitchen has double-opening French doors leading out into the garden. To the first floor you will find a split staircase, with one side leading into the extended master bedroom. The landing then leads to three further bedrooms, one of which boasts integrated wardrobe space. Finally there is a fully-tiled three-piece family bathroom suite. To the front of the property, there is a driveway providing off-road parking, alongside a front garden with a lawn area. There is side access leading to the rear garden. To the rear there is a low-maintenance and manicured garden. The kitchen steps out onto a raised patio area, ideal for outdoor furniture and entertaining, and enjoying a private aspect to the rear with cover from a range of mature trees. Steps lead down to the artificial grass area, perfect for children, providing a low-maintenance and attractive look. There is also a convenient storage shed. This property is ready to live in, perfect for a growing family and ready to view! Don't miss out on this fantastic opportunity to own a conveniently placed family home. Book your viewing online today!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

31, Scholes Park, ST. HELENS, WA10 3PG

Dwelling type: Semi-detached house	Reference number: 9798-0024-7212-1994-6990
Date of assessment: 11 February 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 February 2014	Total floor area: 84 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:	£ 3,339
Over 3 years you could save	£ 765

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 150 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;"> You could save £ 765 over 3 years </div>
Heating	£ 2,862 over 3 years	£ 2,256 over 3 years	
Hot Water	£ 276 over 3 years	£ 168 over 3 years	
Totals	£ 3,339	£ 2,574	

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 style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #2e8b57; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #90ee90; text-align: center;">(81-91) B</td> <td style="background-color: #90ee90; text-align: center;">(69-80) C</td> <td style="background-color: #ffff00; text-align: center;">(55-68) D</td> <td style="background-color: #ffa500; text-align: center;">(39-54) E</td> <td style="background-color: #ff4500; text-align: center;">(21-38) F</td> <td style="background-color: #ff0000; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="text-align: center; border: 1px solid black; width: 20px;">52</td> <td colspan="3"></td> </tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G				52				<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">52</td> <td style="text-align: center;">73</td> </tr> </tbody> </table> <p style="font-size: x-small;">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.</p>	Current	Potential	52	73
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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	£ 349
2 Floor insulation	£800 - £1,200	£ 132
3 Low energy lighting for all fixed outlets	£20	£ 41

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.

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MISREPRESENTATION ACT, 1967.

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