

## Blackbrook Road, St. Helens, WA11

**£100,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 3

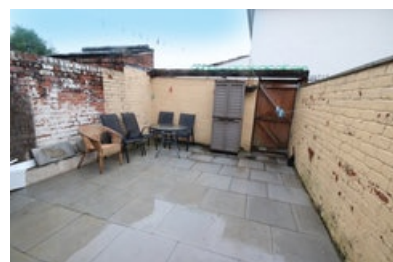
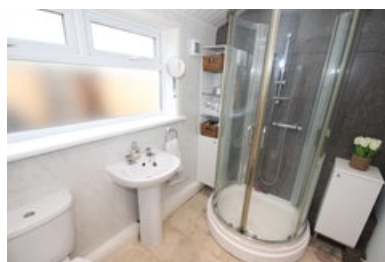
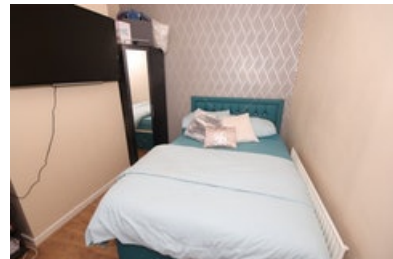
..... SPACIOUS MID TERRACE PROPERTY..... Housesimple are pleased to present to the market this spacious mid terrace property situated in a popular area.

## Key features:

- Mid terrace property
- 3 Bedrooms
- Fitted kitchen
- Modern bathroom with shower
- GCH
- Full UPVC
- Feature fireplace
- Sun Room
- Courtyard garden

## Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band A (£1163.91 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



..... SPACIOUS MID TERRACE PROPERTY.....

Housesimple are pleased to present to the market this spacious mid terrace property situated in a popular area, this lovely property would make an ideal home for a first time buyer being spacious and having three bedrooms and being well presented throughout.

From the main entrance you enter a hallway which to the right opens in to the rear lounge which has feature fireplace and wooden flooring which continues in to the front lounge through double doors. From the rear lounge french doors lead to a sun room which opens on to the rear courtyard garden.

There is a good size kitchen which has been fully fitted with modern units and has integrated appliances and co-ordinating worktops. From the kitchen you enter the bathroom which has walk in shower and tiling.

On the first floor there are two double bedrooms and a further single bedroom.

Excellent amenities and schools are within walking distance and the property is ideally situated for good road and transport links.

This is a lovely property which is move in ready and would be ideal for a first time buyer, having many features we thoroughly recommend early viewing to fully appreciate what this property has to offer.

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**48, Blackbrook Road, ST. HELENS, WA11 9PU**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 8551-7323-6860-7539-6902
<b>Date of assessment:</b> 01 July 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 02 July 2019	<b>Total floor area:</b> 76 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>£ 2,085</b>
<b>Over 3 years you could save</b>	<b>£ 441</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 441 over 3 years                 </div>
Heating	£ 1,578 over 3 years	£ 1,230 over 3 years	
Hot Water	£ 294 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,085</b>	<b>£ 1,644</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**

<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-x-small;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-x-small;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">88</td> <td style="text-align: center;">85</td> </tr> </table>	Current	Potential	88	85
(92 plus) <b>A</b>												
(81-91) <b>B</b>												
(69-80) <b>C</b>												
(55-68) <b>D</b>												
(39-54) <b>E</b>												
(21-38) <b>F</b>												
(1-20) <b>G</b>												
Current	Potential											
88	85											

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.

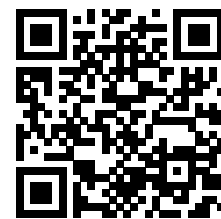
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 345
2 Solar water heating	£4,000 - £6,000	£ 93
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 900

To receive advice on what measures you can take to reduce your energy bills, visit [www.simplenenergyadvice.org.uk](http://www.simplenenergyadvice.org.uk) or call freephone 0800 444202. 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