



Prestwick Close, St. Helens, WA9

£160,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 3

GUIDE PRICE £165,000 AN OPPORTUNITY HAS ARISEN TO PURCHASE THIS IMMACULATLEY PRESENTED LARGE FAMILY HOME SET OVER THREE FLOORS The property is situated in ST HELENS on a new residential estate. The property is fitted with modern fixtures that come with a new family home. The property

Key features:

- LARGE LOUNGE
- DOWNSTAIRS WC
- ALLOCATED PARKING
- GOOD SIZED BEDROOMS
- EN-SUITE
- FAMILY BATHROOM
- REAR GARDEN
- Wooden shutters throughout
- Tiled kitchen and bathroom
- Decked low maintenance garden

Extra info:

- **Property Age:** 5 years
- **Council Tax:** Band c (£122.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 994 years remaining
Ground Rent: £400.00 per-annum
Maintenance: £100.00 per-year
Maintenance Company: Chamonix Estates



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AN OPPORTUNITY HAS ARISEN TO PURCHASE THIS IMMACULATLEY PRESENTED LARGE FAMILY HOME SET OVER THREE FLOORS

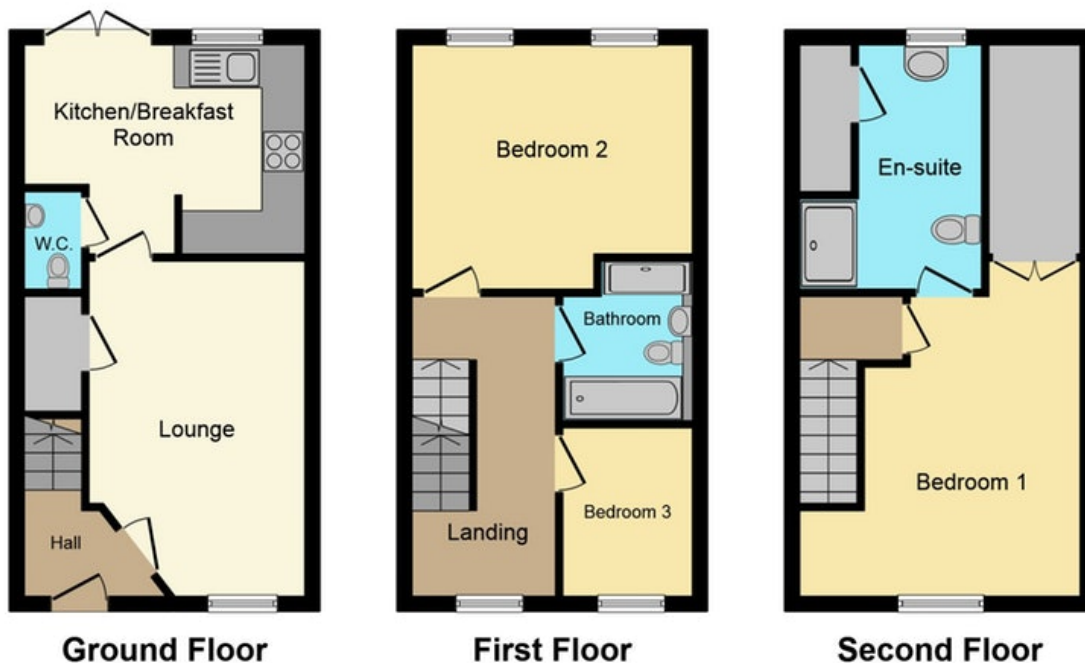
The property is situated in ST HELENS on a new residential estate. The property is fitted with modern fixtures that come with a new family home.

The property comprises of a large spacious lounge, the kitchen is modern and complete with wooden worksurfaces, there is also a downstairs WC. The first floor has two good sized bedrooms the first bedroom housing built in wardrobes. There is a four piece family bathroom with a seperate shower cubicle.

The second floor offers a master bedroom with fitted wardrobes and a large en-suite shower room.

To the rear of the property there is a lovely garden with a range of plants and shrubs and a decked patio area. There are two allocated parking spaces to the front of the property.

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Floor plan:

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

25 Prestwick Close, ST. HELENS, WA9 5RG

Dwelling type: Mid-terrace house	Reference number: 0768-5041-7346-0384-1980
Date of assessment: 06 June 2014	Type of assessment: SAP, new dwelling
Date of certificate: 11 June 2014	Total floor area: 100 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:	£ 1,530
Over 3 years you could save	£ 207

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 183 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 207 over 3 years</p> </div>
Heating	£ 918 over 3 years	£ 936 over 3 years	
Hot Water	£ 306 over 3 years	£ 204 over 3 years	
Totals	£ 1,530	£ 1,323	

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

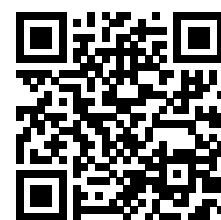
<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) A</td> <td rowspan="7" style="border: 1px solid black; padding: 5px; text-align: center;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; border: none;">Current</th> <th style="width: 50%; border: none;">Potential</th> </tr> <tr> <td style="border: none; text-align: center;">80</td> <td style="border: none; text-align: center;">92</td> </tr> </table> </td> </tr> <tr> <td style="background-color: #8ebf42; color: white; padding: 2px;">(81-91) B</td> </tr> <tr> <td style="background-color: #c4e000; color: white; padding: 2px;">(69-80) C</td> </tr> <tr> <td style="background-color: #f1c232; color: white; padding: 2px;">(55-68) D</td> </tr> <tr> <td style="background-color: #e67e22; color: white; padding: 2px;">(39-54) E</td> </tr> <tr> <td style="background-color: #d35400; color: white; padding: 2px;">(21-38) F</td> </tr> <tr> <td style="background-color: #c0392b; color: white; padding: 2px;">(1-20) G</td> </tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; border: none;">Current</th> <th style="width: 50%; border: none;">Potential</th> </tr> <tr> <td style="border: none; text-align: center;">80</td> <td style="border: none; text-align: center;">92</td> </tr> </table>	Current	Potential	80	92	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<p style="font-size: 0.8em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em; margin: 0;">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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Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£50	£ 105
2 Solar water heating	£4,000 - £8,000	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 711

MISREPRESENTATION ACT, 1967.

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