

Scholes Lane, St. Helens, WA9

£95,000

None

Tenure: Leasehold, **Bedrooms:** 3

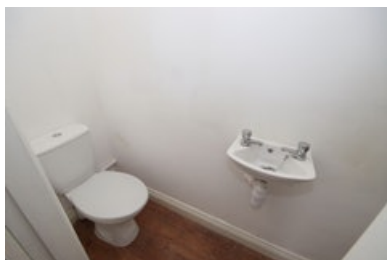
This lovely end terrace property situated in a popular area of St Helens would make an ideal family or first time buyer home being spacious and having three bedrooms. From the main entrance you enter the front lounge which has feature fireplace and wooden flooring which continues through the double

Key features:

- Spacious end terrace property
- 3 Bedrooms
- Large through lounge/diner
- Modern kitchen
- Courtyard garden with parking
- Ground floor WC
- Modern bathroom
- GCH
- UPVC
- Contemporary bathroom

Extra info:

- **Property Age:** 120 years
- **Council Tax:** Band A (£1168.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 999 years remaining
Ground Rent: £3.00 per-annum



This lovely end terrace property situated in a popular area of St Helens would make an ideal family or first time buyer home being spacious and having three bedrooms.

From the main entrance you enter the front lounge which has feature fireplace and wooden flooring which continues through the double doors in to the rear reception room, door leads to a ground floor WC, staircase leads to the first floor and there are french doors in to the courtyard garden.

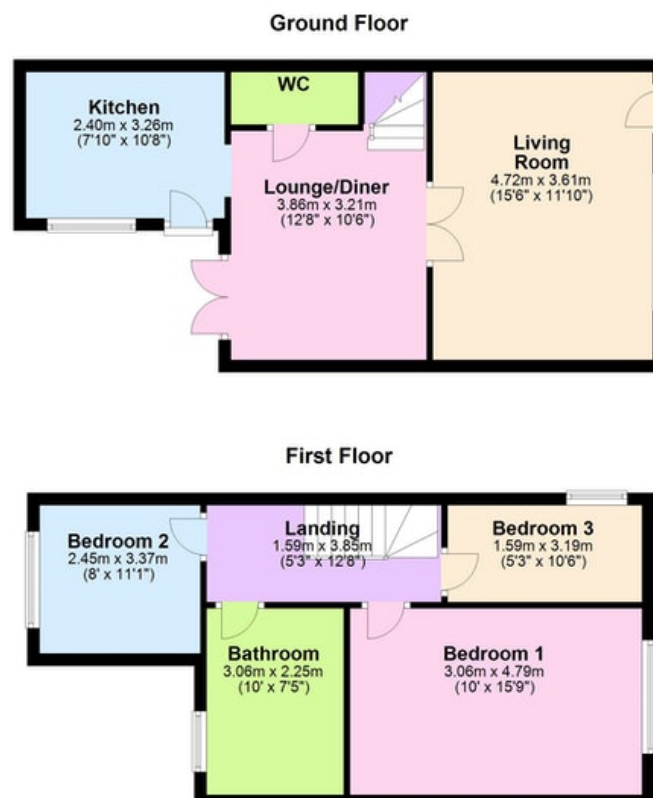
Door in to the kitchen which has been fully fitted with modern units, integrated appliances and co-ordinating worktops, feature tiling to the wall and external door leading to the garden.

On the first floor there are three good size bedrooms and a contemporary family bathroom with white suite and tiling to the walls and floor.

Excellent amenities and schools are within walking distance and the property is ideally situated for good road and transport links with Thatto Heath train station being a few minutes away.

This is a lovely property which represents excellent value for money and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

4, Scholes Lane, ST. HELENS, WA9 5NU

Dwelling type: End-terrace house	Reference number: 8698-9180-3229-4307-6023
Date of assessment: 08 October 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 October 2012	Total floor area: 82 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:	£ 3,090
Over 3 years you could save	£ 1,203

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 138 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 1,203 over 3 years </div>
Heating	£ 2,745 over 3 years	£ 1,611 over 3 years	
Hot Water	£ 138 over 3 years	£ 138 over 3 years	
Totals	£ 3,090	£ 1,887	

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;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white; text-align: center;">(1-20) G</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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">51</td> <td style="text-align: center; font-size: 2em;">80</td> </tr> </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	51	80
(92 plus) A												
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Current	Potential											
51	80											

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	£ 741
2 Floor Insulation	£800 - £1,200	£ 120
3 Low energy lighting for all fixed outlets	£20	£ 60

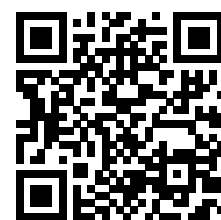
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk 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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