



Eskdale Avenue, St. Helens, WA11

£140,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 3

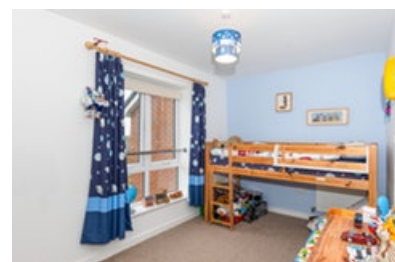
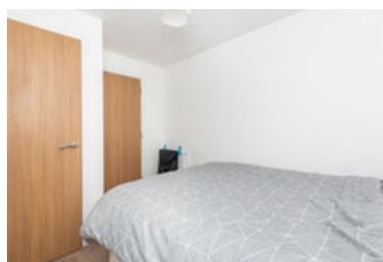
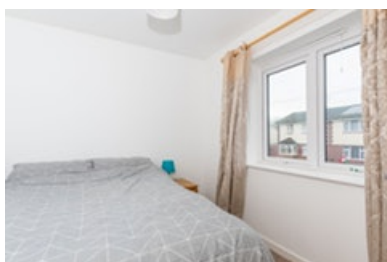
GUIDE PRICE £140,000 - £150,000 Set in the popular residential area of St Helens, is this well presented 3 bedroom semi detached property, an ideal home for first time buyers and growing families. The accommodation is bright and spacious throughout, where modern meets homely. Downsta

Key features:

- Large garden
- Large Driveway
- Local Amenities
- Transport Links
- Three Double bedrooms
- Spacious Living Room
- Modern Kitchen Diner
- Schools
- Parks
- Downstairs Toilet

Extra info:

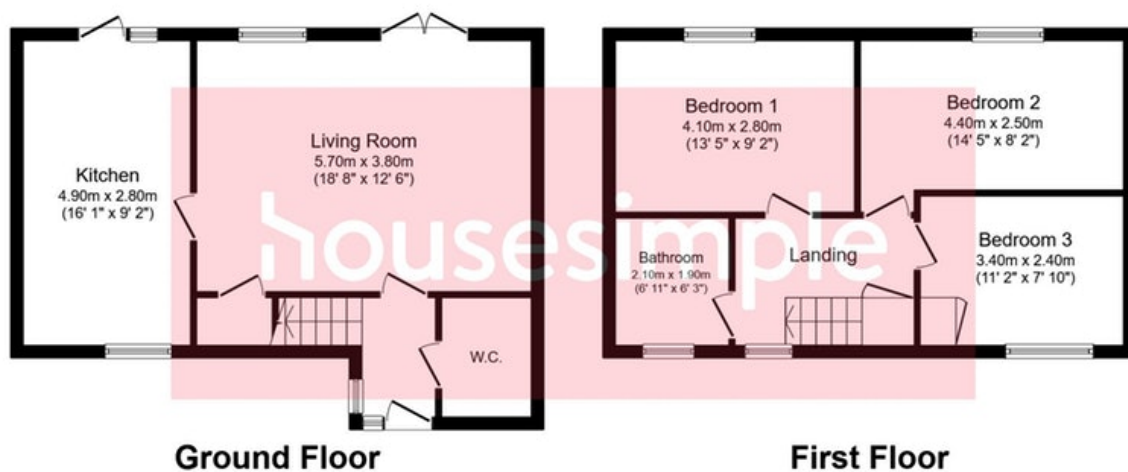
- **Property Age:** 4 years
- **Council Tax:** Band B (£1357.89 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** 246 years remaining
Ground Rent: £150.00 per-annum
Maintenance: £11.92 per-month
Maintenance Company: Helena Housing



GUIDE PRICE £140,000 - £150,000

Set in the popular residential area of St Helens, is this well presented 3 bedroom semi detached property, an ideal home for first time buyers and growing families. The accommodation is bright and spacious throughout, where modern meets homely. Downstairs the property has a good sized living room, leading onto a large modern kitchen, with a lovely dining area, making this space perfect for entertaining family and friends, as well as boasting a downstairs toilet. To the first floor are three good sized double bedrooms, with plenty of storage and there is a tastefully decorated family bathroom. Outside is a beautiful garden, with a large lawn and patio area, making a perfect outdoor living space for alfresco summer evenings. To the front of the property is a large private driveway.

The property is in close proximity to all local amenities, with St Helens town centre just a stones throw away full of shops, pubs, cafes and salons, as well as having an abundance of great schools in the area and transport links with access to Manchester and Liverpool, ideal for the daily commute. The lovely Clock Face Country Park and Sutton Manor Woodland is nearby, as well as other green spaces, perfect for all leisure activities. This property is a must see..book your viewing online today.

Floor plan:

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Performance Certificate:

Energy Performance Certificate

44, Eskdale Avenue, ST. HELENS, WA11 7EJ

Dwelling type: Semi-detached house	Reference number: 9732-3876-7628-9206-2231
Date of assessment: 06 December 2016	Type of assessment: SAP, new dwelling
Date of certificate: 06 December 2016	Total floor area: 86 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:	£ 1,158
Over 3 years you could save	£ 102

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 102 over 3 years</p> </div>
Heating	£ 750 over 3 years	£ 750 over 3 years	
Hot Water	£ 240 over 3 years	£ 138 over 3 years	
Totals	£ 1,158	£ 1,056	

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; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #FFEB3B; color: black; text-align: center;">(69-80) C</td> <td style="background-color: #FFC107; color: black; text-align: center;">(55-68) D</td> <td style="background-color: #FF9800; color: black; text-align: center;">(39-54) E</td> <td style="background-color: #FF5722; color: black; text-align: center;">(21-38) F</td> <td style="background-color: #C0392B; color: black; 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;">83</td> <td style="text-align: center; font-size: 2em;">95</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	83	95	<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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Current	Potential																	
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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 Solar water heating	£4,000 - £6,000	£ 99
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 792

MISREPRESENTATION ACT, 1967.

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