



Main Close, St. Helens, WA11

£200,000

None

Tenure: Leasehold, **Bedrooms:** 3

Ideally located within the close is this superb family home that sits on a fantastic plot that provides further scope for extension, it even comes with planning permission for a separate annex. Upon entering the property through a bright hallway with staircase leading up to first floor is a d

Key features:

- Garden Room With Bi-folds
- Excellent front side and rear plot
- Planning permission for annex
- Immaculately presented throughout
- Downstairs W/C
- Garage
- Located in

Extra info:

- **Property Age:** 60 years
- **Council Tax:** Band B (£1357.89 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 900 years remaining
Ground Rent: £12.00 per-annum



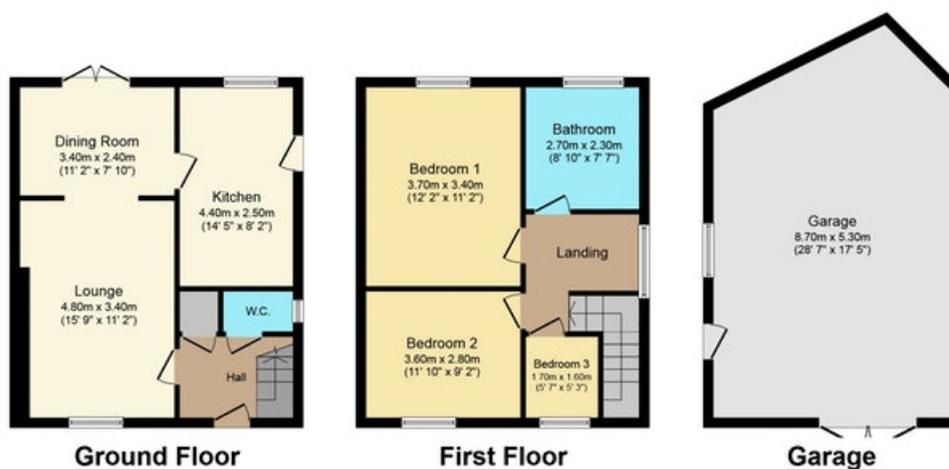
Ideally located within the close is this superb family home that sits on a fantastic plot that provides further scope for extension, it even comes with planning permission for a seperate annex within a quiet cal de sac.

Upon entering the property through a bright hallway with staircase leading up to first floor is a downstairs w/c and two handy storage cupboards. The spacious living room dining is to the left hand side with french doors leading out onto the garden. The kitchen is located to the rear of the property with modern high gloss grey wall and base units with complementary work surfaces and splashback. To the first floor is a spacious landing, two double bedrooms and a smaller box room. These are all serviced by a four piece family bathroom with bath and walk in shower that is complemented with modern tiles. The loft is accessed by ladder and has been boarded out for storage.

The real jewel in the crown is the external space that this property has to offer, the garden runs to the front rear and side and has been landscaped with a lawned area and has a fabulous feature pond and raised paved area that is perfect for entertaining. The original garage has been partitioned off to provide a summer house with bi-fold doors and the rear is still used for storage. The driveway is located to the front and has parking space for multiple vehicles, UPVC gates then access the side and rear gardens.

A MUST SEE!

Floor plan:



Total floor area 129.0 sq. m. (1,389 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate 

10, Main Close, Haydock, ST. HELENS, WA11 0ED

Dwelling type: Semi-detached house	Reference number: 0048-6075-7252-1494-2990
Date of assessment: 04 February 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 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:	£ 2,586
Over 3 years you could save	£ 573

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 150 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 573 over 3 years </div>
Heating	£ 2,037 over 3 years	£ 1,647 over 3 years	
Hot Water	£ 330 over 3 years	£ 216 over 3 years	
Totals	£ 2,586	£ 2,013	

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>  <p>Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">63</td> <td style="text-align: center;">81</td> </tr> </table>	Current	Potential	63	81	<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>
Current	Potential					
63	81					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 129
2 Low energy lighting for all fixed outlets	£25	£ 57
3 Heating controls (room thermostat)	£350 - £450	£ 111

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.

MISREPRESENTATION ACT, 1967.

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