



Folds Lane, St. Helens, WA11

£180,000

None

Tenure: Freehold, **Bedrooms:** 3

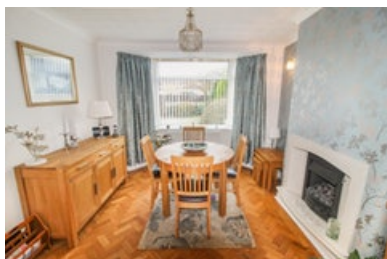
Housesimple is pleased to present this property in St. Helens.

Key features:

- Three Bedrooms
- Original Parquet Flooring
- Fireplace
- Open Plan Lounge/Dining Room
- Modern Intergrated Kitchen
- Downstairs Toilet
- Under Stairs Storage
- Beautiful Large Garden
- Double Driveway
- Local Ameneties
- Transport Links
- Schools
- Parks

Extra info:

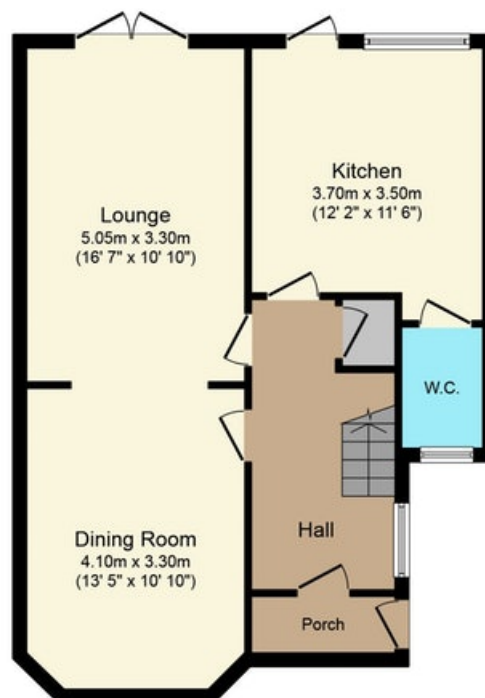
- **Property Age:** 68 years
- **Council Tax:** Band C (£1551.87 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot



Set in the popular residential area of Haresfinch, St Helens, is this well presented three 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 open plan living & dining room, with a lovely feature fireplace giving it a cosy feel and making this space perfect for entertaining family and friends. Leading from this is a lovely modern kitchen diner with integrated appliances and a downstairs toilet, as well as under stairs storage. To the first floor are two good sized double bedrooms, with plenty of storage and a single bedroom, ideal as a nursery, dressing room or study and there is a tastefully decorated family bathroom. Outside is a beautiful garden, with a large lawn and patio area, with lots of pretty rose bushes and shrubs, making a perfect outdoor living space for alfresco summer evenings. To the front of the property is a large, private double 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 Warrington, Liverpool and Manchester, ideal for the daily commute. The beautiful Haresfinch Park 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:



Ground Floor Plan

Total floor area 60.0 sq. m. (646 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

3, Folds Lane, ST. HELENS, WA11 9NB

Dwelling type: Semi-detached house	Reference number: 8198-2690-5929-6327-4043
Date of assessment: 21 October 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 October 2014	Total floor area: 112 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:	£ 3,381
Over 3 years you could save	£ 933

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 933 over 3 years</p> </div>
Heating	£ 2,847 over 3 years	£ 2,010 over 3 years	
Hot Water	£ 342 over 3 years	£ 246 over 3 years	
Totals	£ 3,381	£ 2,448	

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; font-size: x-small;"> <tr><td style="background-color: #4CAF50; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8BC34A; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #FFEB3B; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #FFC107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #FF9800; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #FF5722; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #C0392B; color: white;">(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; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">12</td><td style="text-align: center;">81</td></tr> </table>	Current	Potential	12	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>
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Current	Potential												
12	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 Increase loft insulation to 270 mm	£100 - £350	£ 168
2 Cavity wall insulation	£500 - £1,500	£ 534
3 Floor Insulation	£800 - £1,200	£ 135

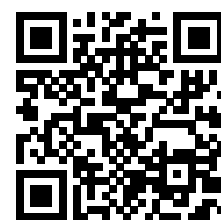
See page 3 for a full list of recommendations for this property.

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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