



3 bed semi-detached house to buy in WA9

Leach Lane, Sutton Leach, St. Helens, Merseyside, WA9 4PH

£160,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

Property features

- ✓ 3 Bedrooms
- ✓ Double glazing
- ✓ Sought after location
- ✓ Semi detached
- ✓ EPC Rating E

Driveway parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale by auction. Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000. A three bedroom semi detached house situated in a sought after location in Sutton Leach, St.helens. The house comprises of entrance hall, living room, kitchen / diner and ground floor bathroom. To the first floor are three bedrooms. There are gardens front and rear and a driveway for off street parking. Close to local schools, train station and motorway network.

Living Room

Kitchen

Kitchen / Diner

Dining Area

Ground Floor Bathroom

Bedroom 1

Bedroom 2

Bedroom 3

Outside

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Leach Lane, Sutton Leach, St. Helens, Merseyside, WA9 4PH

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

