



## 2 bed semi-detached house to buy in WA9

Fleet Lane, St. Helens, Merseyside, WA9 2NA

**£100,000** Starting Bid

 x 2  x 1

Tenure

**Leasehold**

Driveway parking

## Property features

- ✓ Immediate 'exchange of contracts' available Being sold via 'Secure Sale'. Spacious two-bedroom semi-detached home situated in a popular residential area of St
- ✓ Separate fitted kitchen with direct access to the utility room and rear garden.
- ✓ Cash Buyers Only

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ 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

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This spacious two-bedroom semi-detached home is positioned in a highly sought-after residential area of St Helens and presents an excellent opportunity for buyers looking to modernise and add value to a property with fantastic potential. The heart of the home is an impressive 22ft open-plan sitting and dining room, providing a versatile space that is perfect for both relaxing and entertaining guests. The separate fitted kitchen is thoughtfully designed and benefits from direct access to a useful utility room, which offers additional storage and laundry space, enhancing every-day practicality. An integral garage provides secure parking and further storage options, with the potential for future development (subject to permissions). Upstairs, the generous master bedroom is complemented by a dedicated dressing room, offering ample wardrobe and dressing space, while the second double bedroom is well-proportioned and ideal for family members, guests, or as a comfortable home office. A modern first-floor bathroom suite serves both bedrooms, featuring contemporary fittings and a fresh, neutral décor. The property is conveniently situated close to local schools, shops, parks, and transport links, ensuring easy access to a range of amenities and making it an ideal choice for first-time buyers, downsizers, or investors. With its spacious layout, integral garage, and scope for further enhancement, this home represents a rare opportunity to secure a property in a popular neighbourhood and tailor it to your own tastes and requirements. Viewing is highly recommended to fully appreciate the size, versatility, and potential this delightful semi-detached house has to offer.

Please note we have been advised that there is surface water holding underneath the floorboards. Buyers should make their own enquiries prior to bidding.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 909

Annual Ground Rent Amount: £4.00

Price: Starting Bid £100,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: Yes

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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good





| Energy Efficiency Rating                           |         |                                                                                                               |
|----------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                    | Current | Potential                                                                                                     |
| <i>Very energy efficient - lower running costs</i> |         |                                                                                                               |
| (92-100) <b>A</b>                                  |         |                                                                                                               |
| (81-91) <b>B</b>                                   |         |                                                                                                               |
| (69-80) <b>C</b>                                   |         | 75                                                                                                            |
| (55-68) <b>D</b>                                   | 66      |                                                                                                               |
| (39-54) <b>E</b>                                   |         |                                                                                                               |
| (21-38) <b>F</b>                                   |         |                                                                                                               |
| (1-20) <b>G</b>                                    |         |                                                                                                               |
| <i>Not energy efficient - higher running costs</i> |         |                                                                                                               |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Fleet Lane, St. Helens, Merseyside, WA9 2NA

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

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