



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**

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	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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