



### 3 bed end of terrace house to buy in WN7

St. Helens Road, Leigh, Leigh, Greater Manchester, WN7 4HW

**£165,000** Starting Bid

🏠 x3 🪑 x1 🚗 x1

Tenure  
**Freehold**

Allocated parking

### Property features

- ✓ NO ONWARD CHAIN
- ✓ LARGE FRONT GARDEN
- ✓ IN NEED OF UPDATING
- ✓ ORIGINAL FEATURES
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

We are pleased to bring to market this three bedroom end terraced home. Offered with NO ONWARD CHAIN this property comprises of; Entrance Hallway, Living room, Dining Room, Kitchen and Utility with shower and W.C. to the ground floor. To the first floor there are Three Double Bedrooms and a Family Bathroom. Externally this property features a front garden and an enclosed rear yard. In need of updating this property would suit someone who suits a project.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £165,000

Property Type: End of terrace house

Parking: Allocated

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate 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: Yes

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

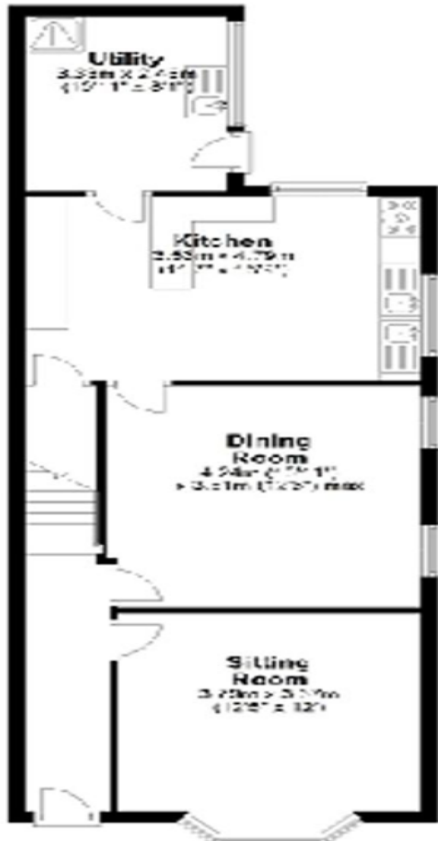
Sewerage: Standard UK domestic

Air conditioning: No

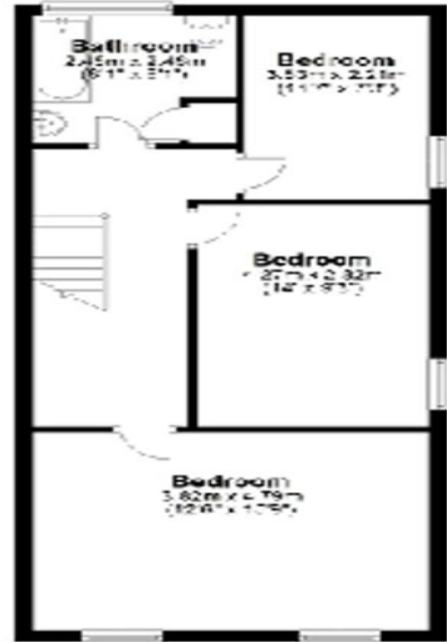
Broadband: ADSL copper wire

Mobile signal coverage: Good

Ground Floor



First Floor



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>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(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

St. Helens Road, Leigh, Leigh, Greater Manchester, WN7 4HW

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

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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