



### 3 bed terraced house to buy in

Cygnets Gardens, St. Helens, Merseyside,  
WA9 1SE

**£125,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Three bedrooms (2 doubles, 1
- ✓ Modern fitted kitchen
- ✓ Private rear garden – not
- ✓ FREEHOLD
- ✓ EPC Rating C

Allocated parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

The rear garden provides a lovely private outdoor space, perfect for relaxing or entertaining. With great connectivity and a quiet setting, this home strikes the perfect balance between convenience and tranquillity.

□ Early viewing is recommended to appreciate all this property has to offer.

Should a purchaser(s) have an offer accepted on a property marketed by FREYJA NORTH LIMITED, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service team to verify your information. The cost of these checks is £45.00 per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Terraced House

Parking: Allocated

Year built: 2008

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(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 

Cygnets Gardens, St. Helens, Merseyside, WA9 1SE

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>**

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.



<http://www.gibbs-gillespie.co.uk> - 0208 866 0000