



3 bed terraced house to buy in

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

£125,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Allocated parking

Property features

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

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.

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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) A | | 92 |
| (81-91) B | | |
| (69-80) C | 76 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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

Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, www.letsliveleeds.com

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