



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

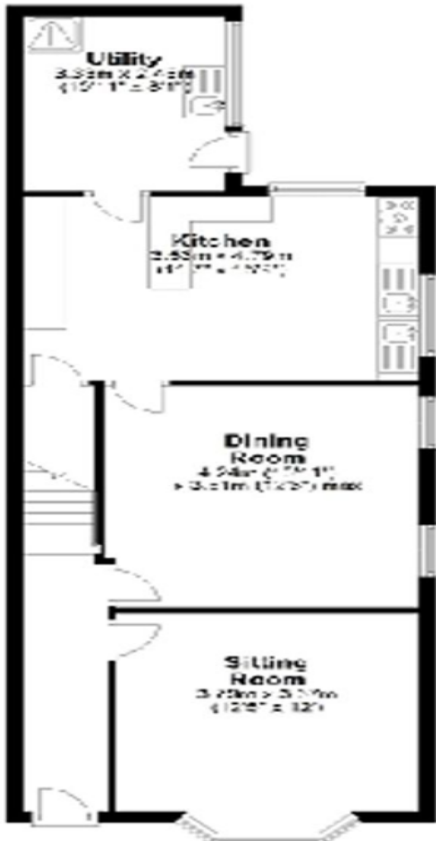
Sewerage: Standard UK domestic

Air conditioning: No

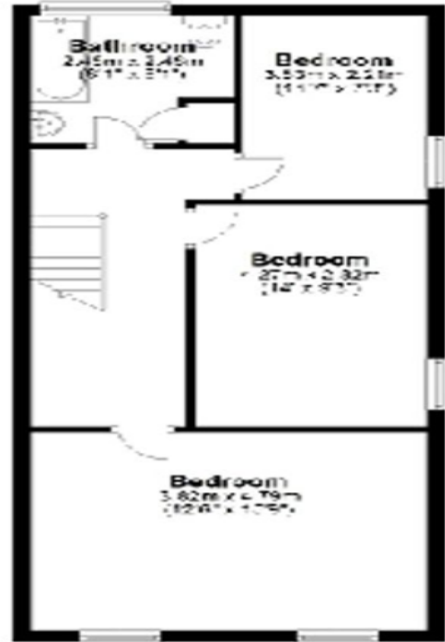
Broadband: ADSL copper wire

Mobile signal coverage: Good

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		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:

HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,
<https://www.simply-residential.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.

