



87 West End Road
St. Helens, WA11 0AH

Offers In The Region Of
£130,000

PERIOD STYLE MID TERRACE, THREE BEDROOMS, FULLY MODERNISED, LONG REAR GARDEN, CONTEMPORARY KITCHEN/DINER, IDEAL FIRST HOME OR BUY TO LET, GARDEN FRONTED, GAS CENTRAL HEATING, DOUBLE GLAZING.

This Period Style Mid Terrace is a Perfect First Home or Buy To Let located a stones throw from the East Lancs, St Helens and Warrington. Local amenities are on the door step along with Public Transport. The accommodation comprises Entrance Vestibule, Lounge, Kitchen/Diner, Utility, Landing, Main Bedroom, Two Bedroom, Three Bedroom and Three Piece Bathroom. Externally there is a small cottage garden to the front whilst the rear boasts a large outside space for a property of this type and could be turned into additional parking should anyone require it.

ENTRANCE VESTIBULE

LOUNGE

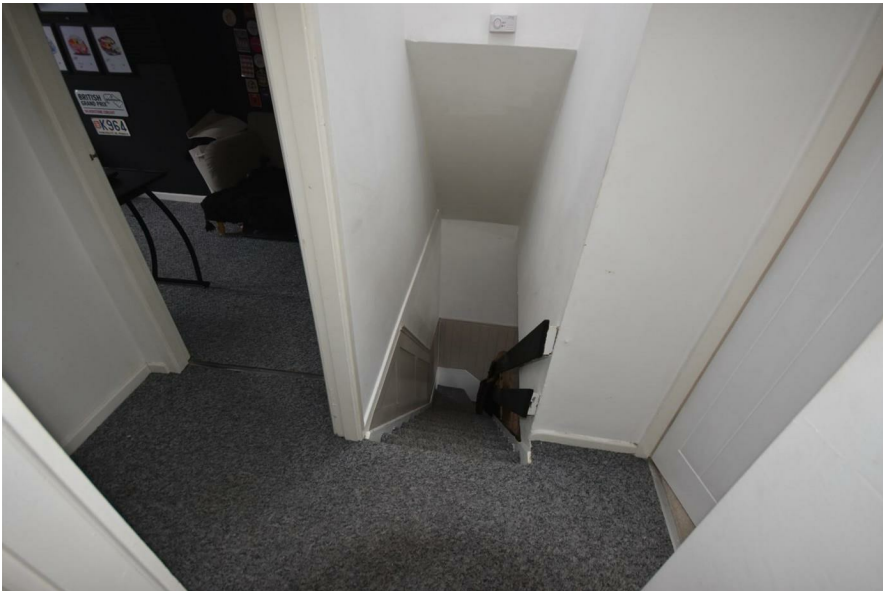


KITCHEN/DINER



UTILITY ROOM

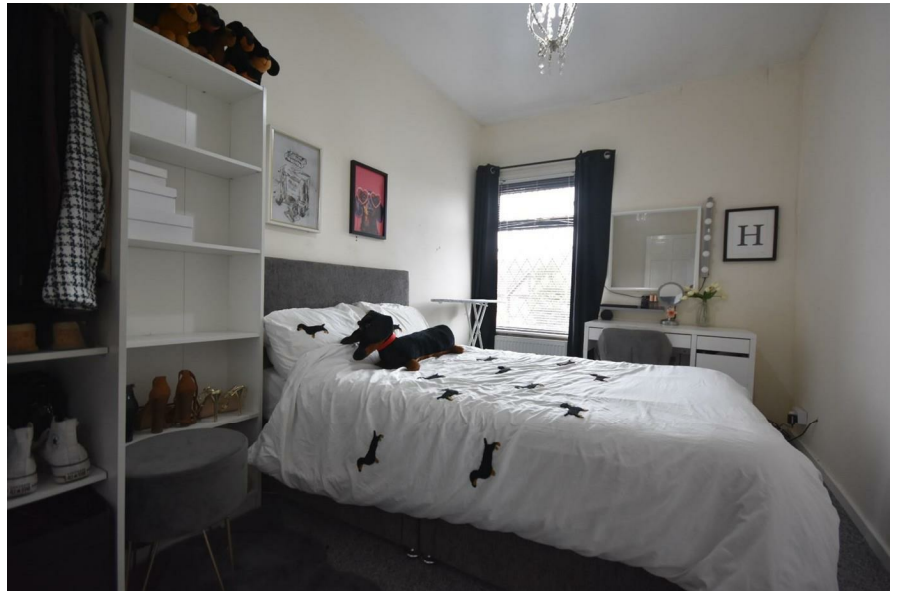
LANDING



MAIN BEDROOM



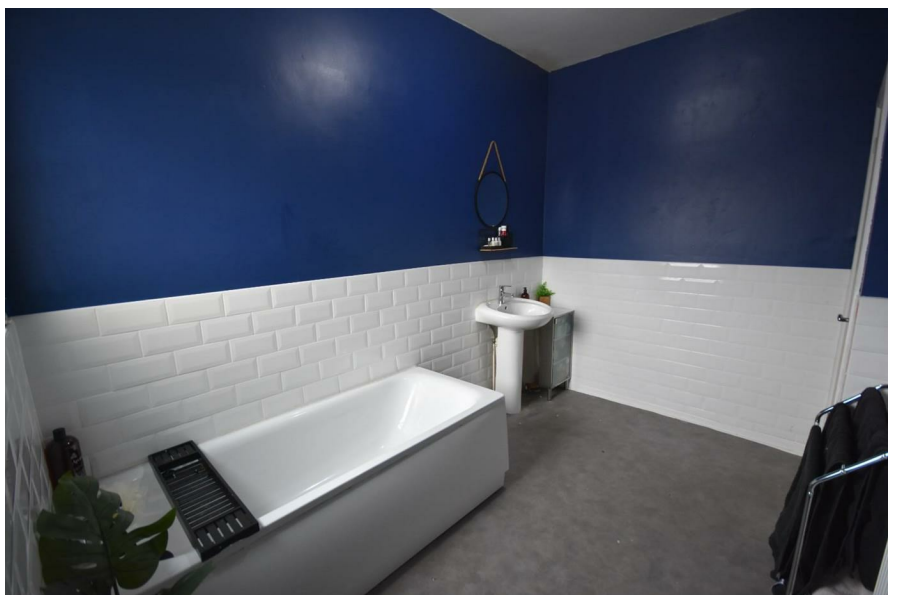
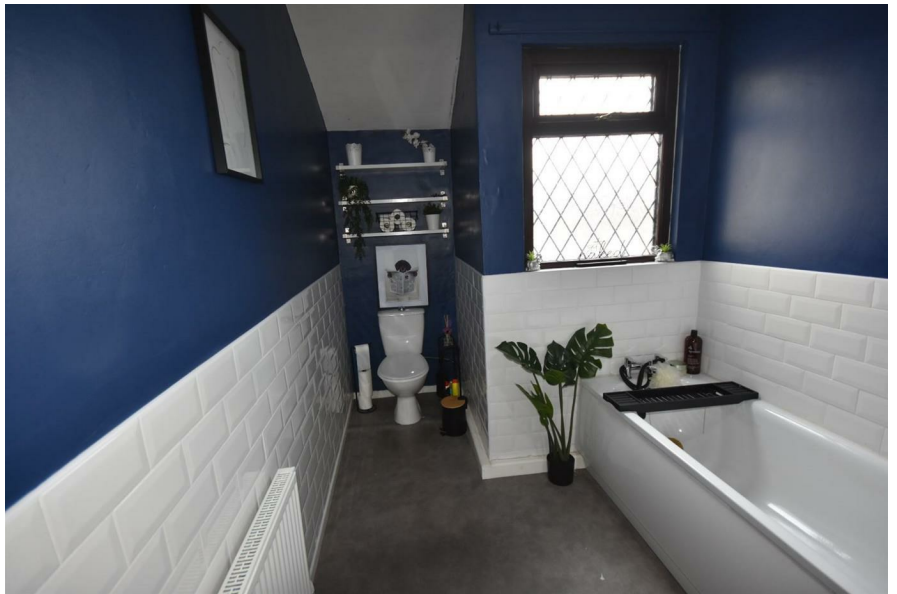
BEDROOM TWO



BEDROOM THREE



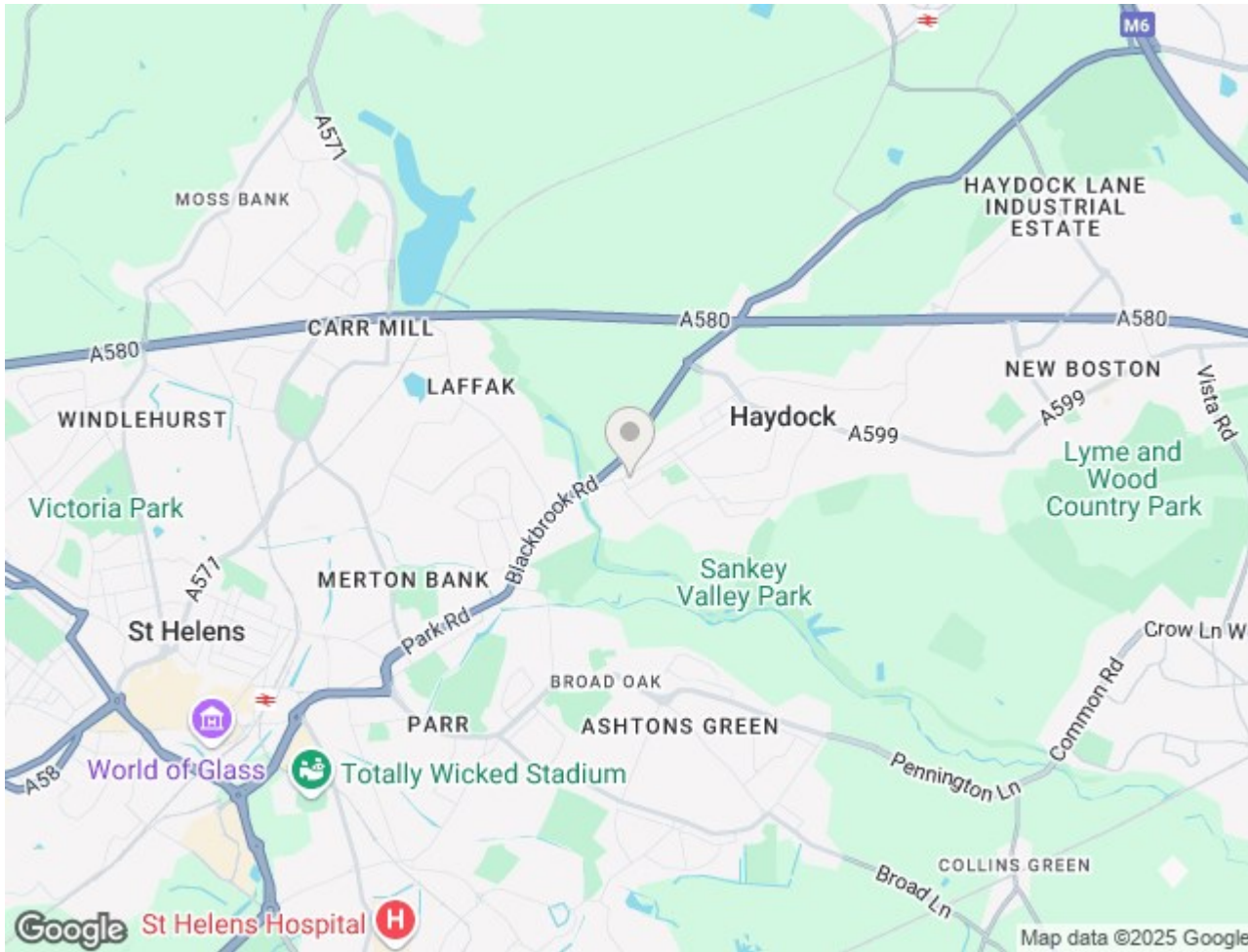
BATHROOM



GARDEN



OUTSIDE

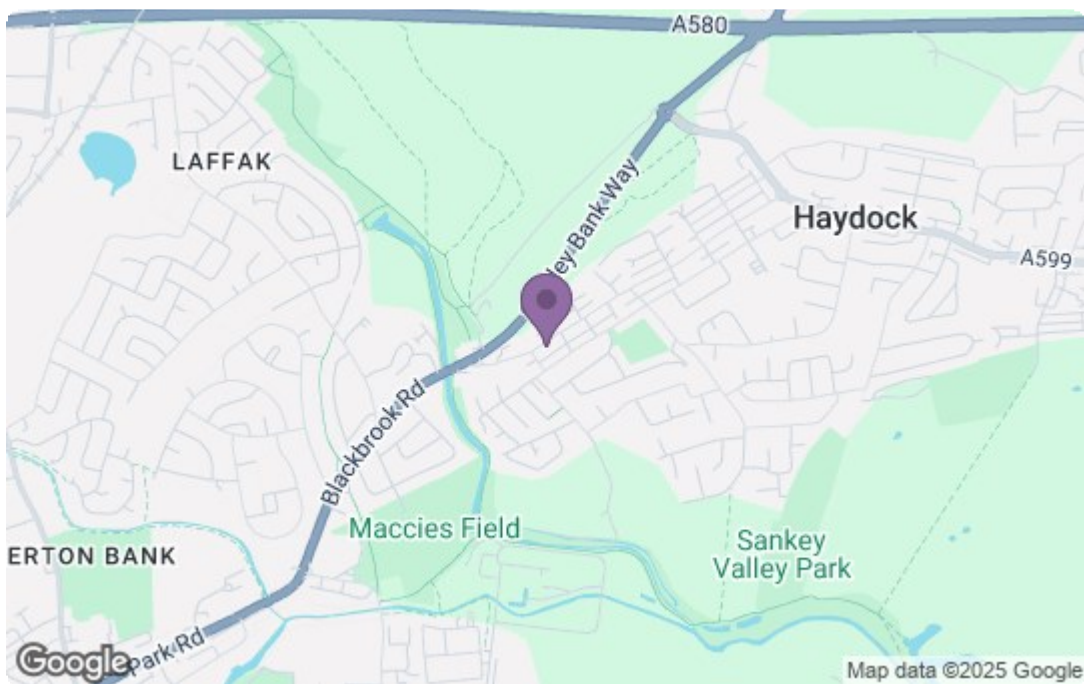


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.