



- Detached Family Home
- Three Bedrooms
- Lounge
- Dining Kitchen
- Downstairs WC
- Parking
- Garden
- Sold As A 40% Share

39 Victoria Avenue
St. Helens, WA11 7BU

£116,000

A well presented three bedroom detached property, being sold for shared ownership. Sold as a 40% share the accommodation comprises of an entrance hall, lounge, dining kitchen and a downstairs cloaks/WC. To the first floor there are three good sized bedrooms and a modern shower room. Externally to the front there is off road parking with side access to the rear garden. Rent and service charge £336.76 PCM. Lease 241 years.

Ground Floor

Entrance Hall 9' 3" x 4' 10" (2.82m x 1.47m)

Radiator, stairs to first floor.

Lounge 18' 10" x 13' 0" (5.74m x 3.96m)
Double glazed box bay window to front, radiator, double glazed window to side, understairs storage cupboard.

Dining Kitchen 16' 1" x 11' 9" (4.90m x 3.58m)

Double glazed door and double glazed picture window to rear, laminate flooring, ceiling lights, radiator, part tiled and fitted with single drainer sink unit with wall and base units, plumbing for dishwasher and washing machine, inset electric hob/electric oven with extractor hood over, concealed wall mounted gas central heating boiler.

Downstairs Cloakroom/WC 5' 11" x 5' 1" (1.80m x 1.55m)

Double glazed obscure window to side, WC, wash hand basin, radiator.



First Floor

Landing

Double glazed obscure window to side, storage cupboard, shelved storage cupboard, loft access. The loft area is boarded and has light connected.

Bedroom One 16' 4" x 8' 11" (4.97m x 2.72m)

Double glazed windows to front and side, radiator.

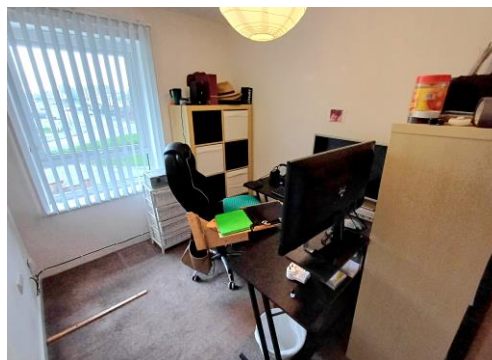


Bedroom Two 14' 4" x 8' 11" (4.37m x 2.72m)

Double glazed window to rear, radiator.

Bedroom Three 10' 7" x 7' 1" (3.22m x 2.16m)

Double glazed window to front, radiator.



Shower Room 7' 1" x 6' 8" (2.16m x 2.03m)

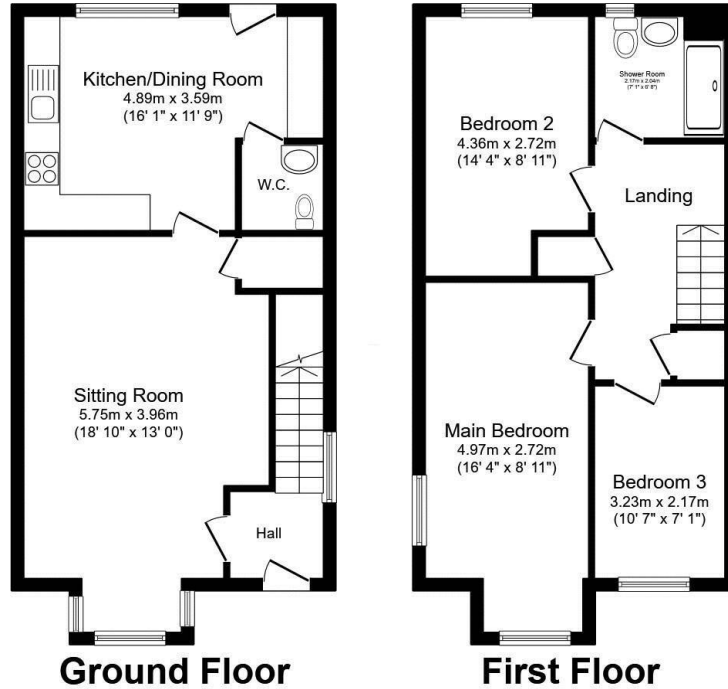
Double glazed obscure window to rear, tiled floor, radiator, ceiling lights, fully tiled and having walk in shower with rainfall shower, pedestal wash hand basin, WC.



External

Externally to the front there is off road parking with side access to the rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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