

FREEHOLD



House - Semi-Detached

13 WOOLACOMBE AVENUE, SUTTON LEACH, ST HELENS, WA9 4NQ

Offers over

£190,000

FEATURES

- Recently refurbished throughout
- Immaculate kitchen with electric hob
- Ample amount of storage space
- Well maintained rear garden
- Excellent transport links
- Off road parking



ACOBAS

3 Bedroom House - Semi-Detached located in Sutton Leach

CESHIRE | 25 PRINCESS STREET, KNUTSFORD, CESHIRE, WA16 6BW

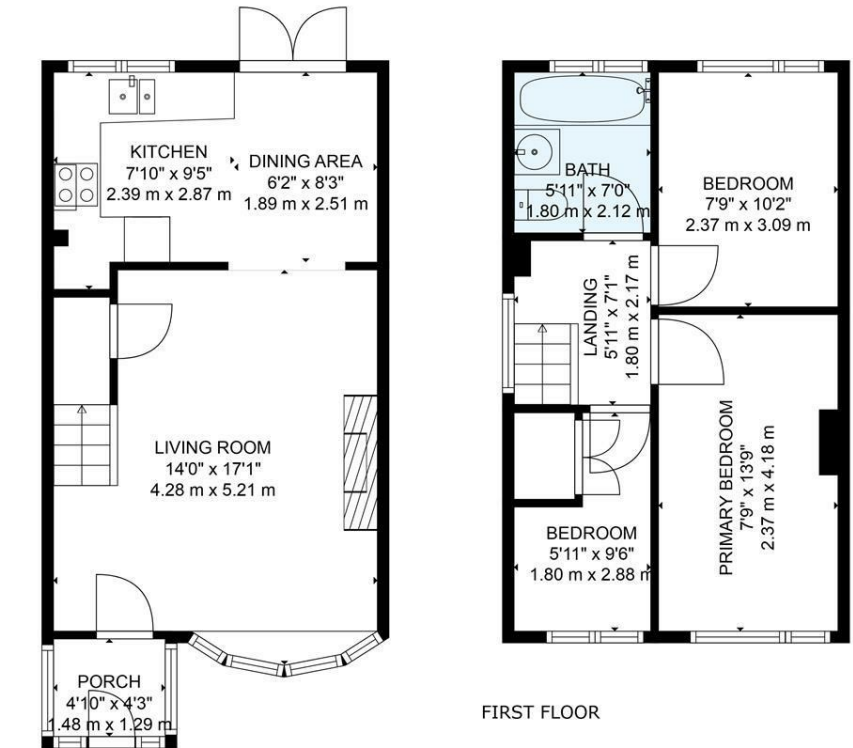


CHESHIRE | 25 PRINCESS STREET, KNUTSFORD, CHESHIRE, WA16 6BW

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Council Tax Band
B



GROUND FLOOR

FIRST FLOOR

TOTAL: 689 sq. ft, 64 m2
GROUND FLOOR: 349 sq. ft, 32 m2, FIRST FLOOR: 340 sq. ft, 32 m2
EXCLUDED AREAS: PORCH: 20 sq. ft, 2 m2
WALLS: 84 sq. ft, 8 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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