



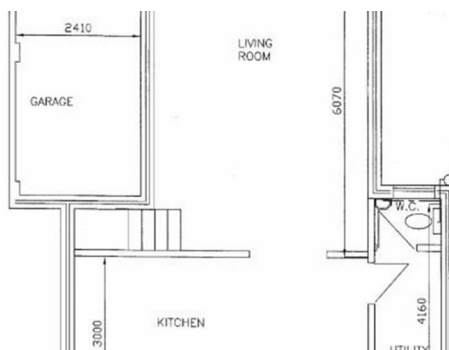
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Irwin Road, St. Helens, WA9 3UQ

Offers In Excess Of £99,950

We are pleased to announce for sale this building plot which was previously granted planning permission for a four bedroom detached house with integral garage. The plot is located in a popular residential area with access to local schools and commuter network. The footing and slab have already been completed on the site and plans for previous application made are shown on the advert which is under planning application P/2007/1078. For any additional information please contact our office on 01744 24341 or further details can be sought from the local council.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 (CO ₂) 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	