



### 3 bed end of terrace house to buy in WA9

Marshalls Cross Road, St. Helens, Merseyside, WA9 3BJ

**£110,000** Starting Bid

 x3  x1  x2

Tenure  
**Freehold**

On Street parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Tenant In Situ £600 pcm
- ✓ Three Bedrooms
- ✓ End Terrace
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

3-bedroom End terraced which is larger than average throughout. Located within walking distance of St Helens town centre & St Helens Hospital, also very convenient for commuter links via the A580 East Lancs Road and M6/M62 motorway networks.

The property is garden fronted and has a spacious rear grass garden with generous sized detached brick outbuilding, which is ideal for extra storage. There are 2 reception rooms to the ground floor and kitchen. Upstairs there are 3 bedrooms (2 generous sized double bedrooms and 1 good sized single) along with the family bathroom with white suite and shower over the bath.

Sold with tenant in situ.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: End of terrace house

Parking: On Street

Year built: 1900

Construction materials: Brick and block

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: No

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

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**4 Middle Gate, Newark, Nottinghamshire, NG24 1AG, Tel: 01636 558 540, <https://oliver-reilly.co.uk/>**

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