



### 3 bed terraced house to buy in

Cygnets Gardens, St. Helens, Merseyside,  
WA9 1SE

**£125,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Three bedrooms (2 doubles, 1
- ✓ Modern fitted kitchen
- ✓ Private rear garden – not
- ✓ FREEHOLD
- ✓ EPC Rating C

## Key Information

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

## Description

The rear garden provides a lovely private outdoor space, perfect for relaxing or entertaining. With great connectivity and a quiet setting, this home strikes the perfect balance between convenience and tranquillity.

□ Early viewing is recommended to appreciate all this property has to offer.

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Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Terraced House

Parking: Allocated

Year built: 2008

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: 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>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(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 

Cygnets Gardens, St. Helens, Merseyside, WA9 1SE

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