

**91 Baxters Lane  
St Helens  
WA9 3NN**

**Newgate  
Property Services**

**OIRO £75,000**



**Mid town house**

- Lounge
- Fitted kitchen and family room
- Ground floor bathroom
- Three bedrooms
- Gas central heating
- Double glazing
- Paved front garden and gated driveway
- Rear garden paved
- Motor cycle storage workshop to rear
- H.I.P. available

Buying a house can be a complex process. [Newgate Property Services](http://www.newgateproperties.co.uk) are here to help you at every stage. Why not visit our website: [www.newgateproperties.co.uk](http://www.newgateproperties.co.uk)

- ☑ **First time buyer?** Call in and talk to our friendly experienced staff, who can explain the buying process in plain English.
- ☑ **House to sell?** We can advise you on the price you are likely to achieve, and offer a free evaluation of your property.
- ☑ **How much can I afford?** We have access to all the banks and building societies via independent mortgage brokers who can shop around the entire mortgage market for you.

## 91 Baxters Lane

### Lounge 12'10"(3.93m) x 12'8" (3.86m), front

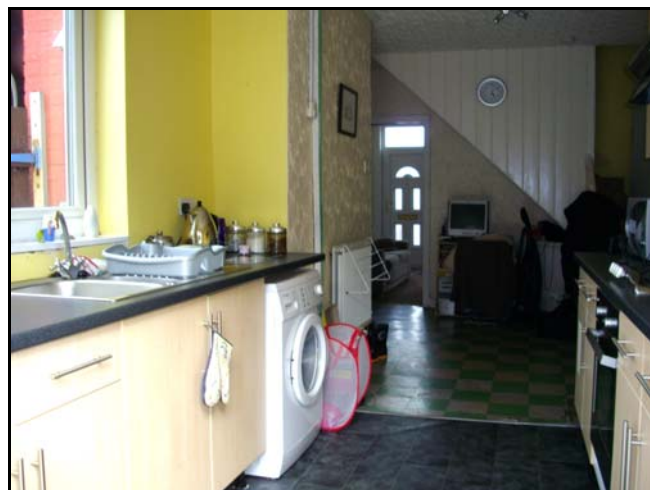
- Double glazed door and window to front
- Decorative fire surround, back, and hearth
- Living flame glass fronted fire
- Coved and textured ceiling
- Radiator
- Twin wall lights
- Doorway to family room



### Fitted kitchen and family room, 21'5" (6.54m) x 10'5" (3.21m) mid to rear

### Family area

- Mid area presently used as a family/computer room, possible use as a dining area
- Stairs to first floor, door to bathroom
- Radiator



### Kitchen area, rear

- Contemporary wall and base units
- Contrasting work surfaces
- Stainless steel singer drainer sink, mixer tap
- Zanussi electric oven, inset four burner gas hob
- Integrated extractor hood
- Plumbed for automatic washing machine
- Side facing double glazed window
- Double glazed 'French' doors to rear garden

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Family Bathroom, rear

- Three piece suite
- Fully tiled walls
- Opaque double glazed window to rear

## First Floor: Landing Serving three bedrooms.

### Bedroom One: 12'10" (3.93m) x 9'11" (3.80m), front

- Double glazed window to front
- Radiator
- Picture rail
- Cast iron fireplace

### Bedroom Two: 12'11" (3.96m) x 8'7" (2.63m), rear

- Double glazed window to rear
- Wall mounted 'Ravenheat' combi-boiler
- Radiator
- Storage cupboard, loft access

### Bedroom Three: 11'7" (3.55m) x 6'4" (2.58m), front

- L-shaped third bedroom
- Double glazed 'escape' window to front
- Picture rail

## Outside: Front

- Low walled front boundary with wrought iron gates
- Paved driveway/garden with specimen planting and finished with a gravel mulch



### Fence enclosed rear garden:

- Mainly paved with gravel mulched border
- Motorbike workshop
- Gated walkway accessing front of property

**Tenure:** Advised to be Freehold

**Viewings:** Strictly by pre-arranged appointment, please bring I.D.

**Directions:** Leave the town centre on the linkway, at the roundabout with 'McDonalds' take the second exit onto Scorecross, take the first exit at the roundabout. Take the second exit at the mini roundabout onto Robins Lane. At the next mini roundabout take the first exit onto Baxters Lane. No 91 is on the left hand side.

Home Information Pack available to help you to make an informed choice prior to purchase.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(75-91) <b>B</b>		
(55-74) <b>C</b>		
(39-54) <b>D</b>		
(21-38) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Example only, information awaited

To inspect the full H.I.P contact Newgate Property Services. We have extracted the energy efficiency and CO<sub>2</sub> impact graphs for your information.

## Buyers notes

Appointment date:

Time:

Sellers name:

**Important Information:** We have not tested any equipment, apparatus, fittings or services, so cannot verify that they are in working order. You should obtain confirmation from your solicitor that any moveable items described in these sale particulars are included, as circumstances may change during the sales negotiation. The measurements used in this brochure are approximated and given in imperial and metric measure, they are taken at the widest points. Please ensure you obtain accurate measurements to ensure carpets and furniture will fit. The photographs shown are for illustration only, and do not infer that any item is included in the sale. A full list of included items should be obtained by your solicitor.