

**TAYLOR  
MAXWELL**

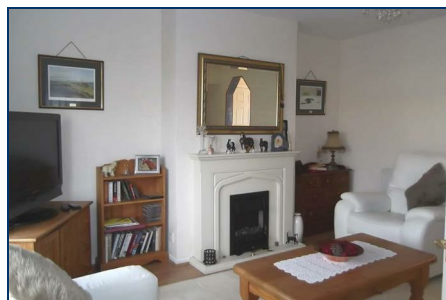
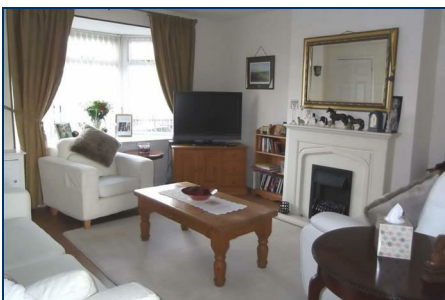
ESTATE AGENTS



**15 UNION BANK LANE, BOLD HEATH, WA8 5XB**

**£115,000**

A beautiful two bedroom terraced property situated in a rural location in Bold Heath. The house comprises of hall, living room, kitchen diner with French doors to the garden. downstairs cloakroom. To the first floor are two double bedrooms and a large family bathroom. Gas central heated and double glazed there is a rear garden and off street parking to the front. The house is not overlooked and has views of open countryside to the rear. Early viewing is essential.



[www.taylor-maxwell.co.uk](http://www.taylor-maxwell.co.uk)

**Tel: 01744 850040**

**LIVING ROOM**  
16'6" x 14'6" (5.05 x 4.43)

**LIVING ROOM**

**KITCHEN / DINER**  
13'4" x 11'10" (4.07 x 3.61)

**KITCHEN / DINER**

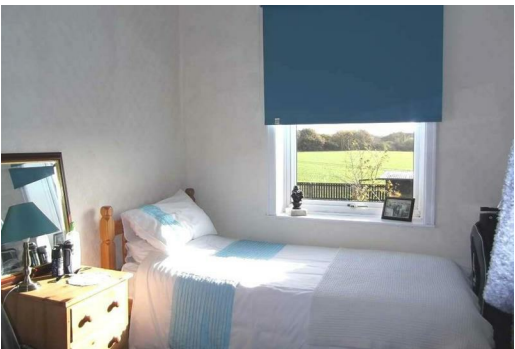
**KITCHEN / DINER**

**BEDROOM 1**  
11'9" x 9'11" (3.60 x 3.03)

**BEDROOM 2**  
11'8" x 8'11" (3.58 x 2.74)

**BATHROOM**

**OUTSIDE**



For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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