

**TAYLOR
MAXWELL**

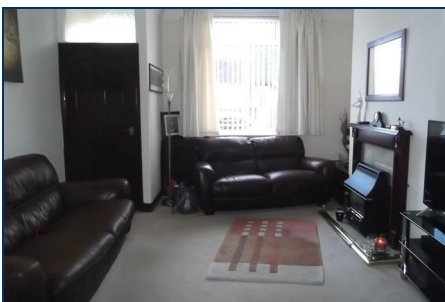
ESTATE AGENTS



5 LINDSAY STREET, ST HELENS, WA9 4UG

£80,000

A traditional terraced property situated in a popular location in Clockface. The house comprises of through lounge / dining room, fitted kitchen, and a downstairs bathroom. To the first floor are three bedrooms. Gas central heated and double glazed. Close to local amenities and transport links.



www.taylor-maxwell.co.uk

Tel: 01744 850040

LIVING ROOM

LIVING / DINING ROOM

KITCHEN



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 ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78	(92 plus) A		72
(81-91) B			(81-91) B		
(69-80) C		55	(69-80) C		47
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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