



12 Ingleton Drive, Moss Bank, WA11 7BQ

£99,950

*David
Davies* *Collection*

12 Ingleton Drive, Moss Bank, WA11 7BQ

- EPC; D
- 53 Sq Mtrs
- Mews Property
- Two Bedrooms
- UPVC Double Glazing
- Gas Central Heating

A beautifully presented and deceptively spacious two bed roomed mid mews property, situated in a quiet and established locality just off Broad Lane in the sought after Moss Bank area of St Helens.

The accommodation briefly comprises- an entrance porch, a large 'open plan' lounge/dining room, a superb contemporary breakfast kitchen with doors opening onto the garden.

The first floor has a galleried landing to two good sized double bedrooms and a lovely modern bathroom.

The property has UPVC double glazing, gas central heating, lawned front garden , private rear garden with parking for two cars.

Local schools are close by in addition to easy access to Billinge village and the A580 East Lancashire Road to Liverpool and Manchester .

EPC: TBC

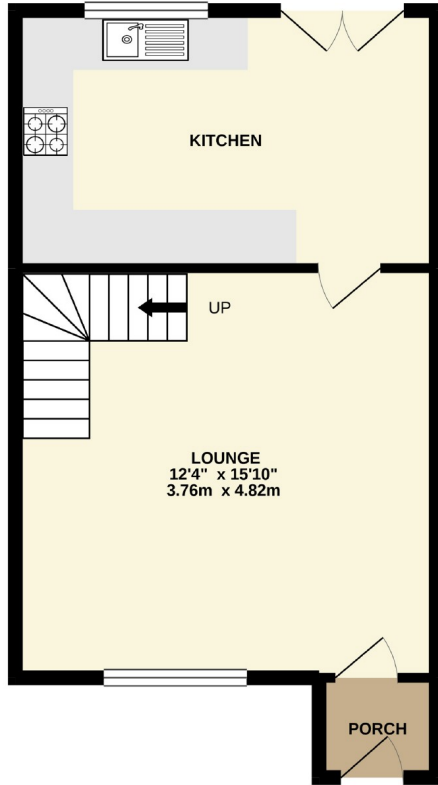


EPC: TBC

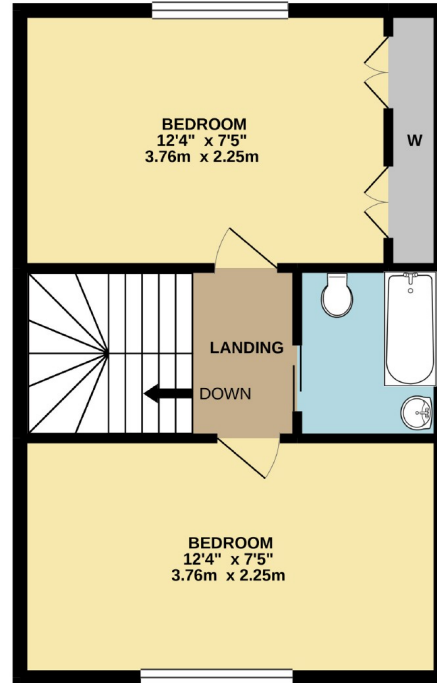




GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The advertisement shows the exterior of the David Davies Estate Agency with a large illuminated sign. A circular inset shows the interior of a property. The David Davies logo is prominently displayed.

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Paul David

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MAB 8175

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		84
B			
C			
D		64	
E			
F			
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		1
B			
C			
D			
E			
F			
Not environmentally friendly - higher CO ₂ emissions	G	1	1

England & Wales EU Directive 2002/91/EC



Additional property information is available from our office

Information on tenant permitted fee's can be accessed via the link below
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