

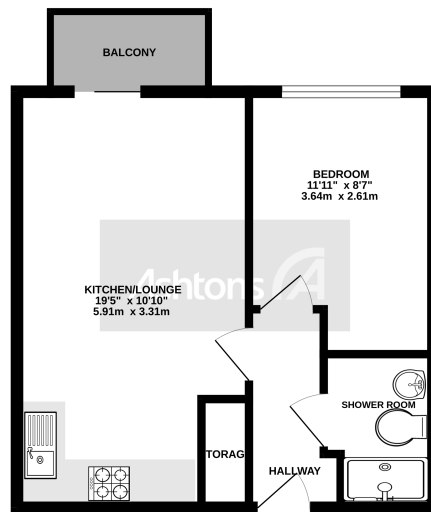


*526 Lower Hall Street, St Helens, Merseyside.  
WA10 1GF.  
Offers Over £40,000*

Leasehold | Council Tax Band - A | Balcony | Walking Distance To Town Centre | 5th Floor |  
Communal Lifts | Ample Parking | Finished To A High Standard | Modern |







While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operation or reliability can be given. Made with Hoxpox 2023

Fifth floor suite apartment, ideal for first time buyers, smaller families, buy to let investors or buyers seeking a central location. The property comprises entrance hallway with large storage cupboard, modern family bathroom, double bedroom and beautiful open plan living area and modern kitchen with lots of work and storage space and balcony off the lounge. Parking is in the secure car park at the rear of the complex. A telecom system is installed across both apartment blocks plus CCTV is fitted for added security. Location is key with this property as just a short walk you have a wealth of amenities.

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### Contact your local office to arrange a viewing:

**Padgate:** 01925 479334  
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**Winwick:** 01925 232146  
**Stockton Heath:** 01925 453400  
**St.Helens:** 01744 754120  
**Wigan:** 01942 498862  
**Culcheth:** 01925 764744  
**Ashton-In-Makerfield:** 01942 364446  
**Newton-Le-Willows:** 01925 907770  
**Commercial Office:** 01925 907709  
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**Financial Services:** 01925 221234

### Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

### Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate.

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