



**Elephant Lane  
St Helens  
Merseyside  
WA9 5EN**

**Offers in Excess of £100,000**

**bettermove**

# Elephant Lane

## St Helens

Bettermove are proud to present this 2 bedroom terraced house in St Helens available with no forward chain.

The property benefits from double glazing, gas central heating throughout.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious open living/dining room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of St Helens, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A570, Thatto Heath train station and many local bus routes.

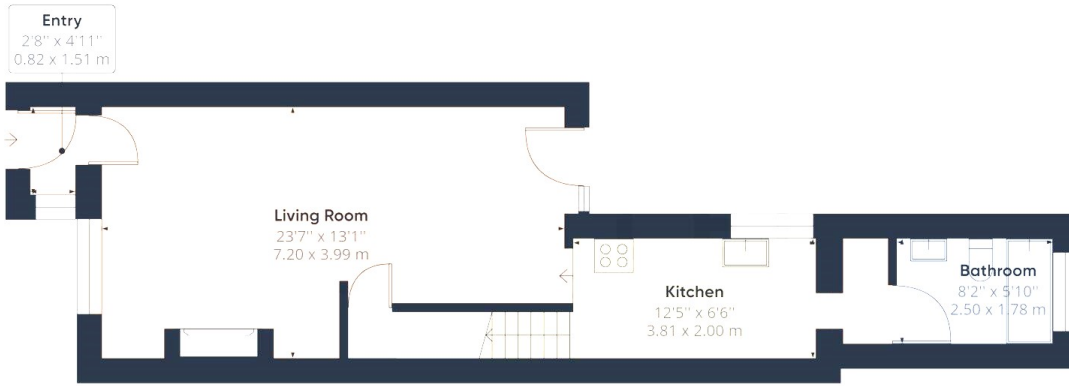
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Approximate total area<sup>(1)</sup>  
758.24 ft<sup>2</sup>  
70.44 m<sup>2</sup>

Ground Floor



Floor 1

<sup>(1)</sup> Excluding balconies and terraces

Where every attempt has been made to ensure accuracy, all measurements are approximate. Not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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