



*4 Eton Hall Drive, St Helens, Merseyside. WA9 3XD*

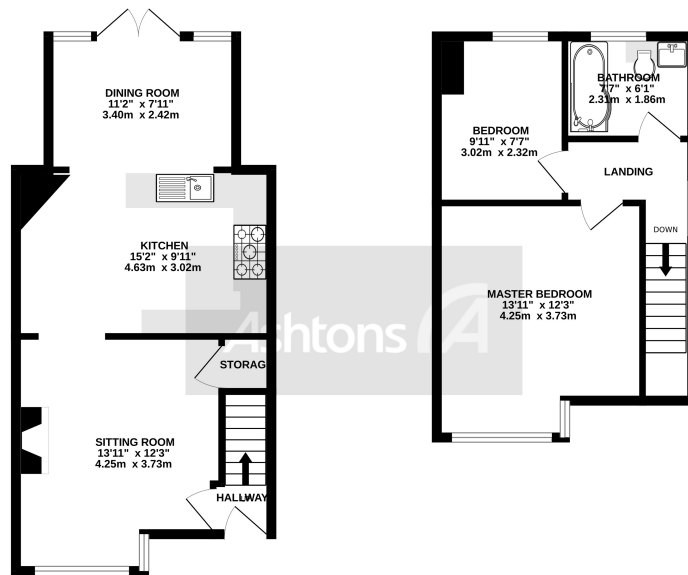
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*£158,000*



Modern & Contemporary Fitted Kitchen/Bathroom | Immaculately Presented | Close Access to Transport  
Links And Amenities | Rear Garden With Patio Area | Bay Fronted | Modernised & Beautifully  
Presented | Viewings Highly Advised | No Chain | Council Tax Band - A | Freehold |







TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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 condition or reliability can be given.  
Made with Metropix (2020)

Offered with no onward chain is this immaculately presented two bedroom semi-detached property. This is the perfect purchase for a first time buyer looking for something ready to move into and not have the worry of financing a renovation as the work has already been done for any prospective buyer.

This well appointed property is close to all local amenities, well-regarded schools, transport links and the M62 Motorways with access to Manchester and Liverpool.

The accommodation briefly comprises, entrance hall way with stairs access, well-sized sitting room, modern fitted kitchen and dining room with access to the rear garden. To the first floor, there are two double bedrooms and a family bathroom. The property has been done to a high standard and fully modernised throughout. Externally, there's a garden and driveway to the front and a good sized rear garden.

Need a Mortgage: We have an Independent Mortgage Advisor based in EVERY Ashtons Office. We can search over 90 lenders to ensure that we find the most suitable mortgage for your circumstances. Interested? Call your local office on for a chat. AS A MORTGAGE IS SECURED AGAINST YOUR HOME, IT COULD BE REPOSSESSED IF YOU DO NOT KEEP UP THE MORTGAGE REPAYMENTS



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

- Padgate:** 01925 479334
- Great Sankey:** 01925 454300
- 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
- Lettings Head Office:** 01925 873533
- Financial Services:** 01925 221234

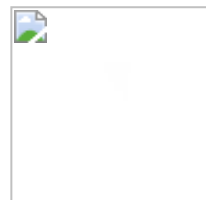
**Viewing Arrangements**

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Speak to a mortgage expert in your local office.

**Ashtons Financial Services**