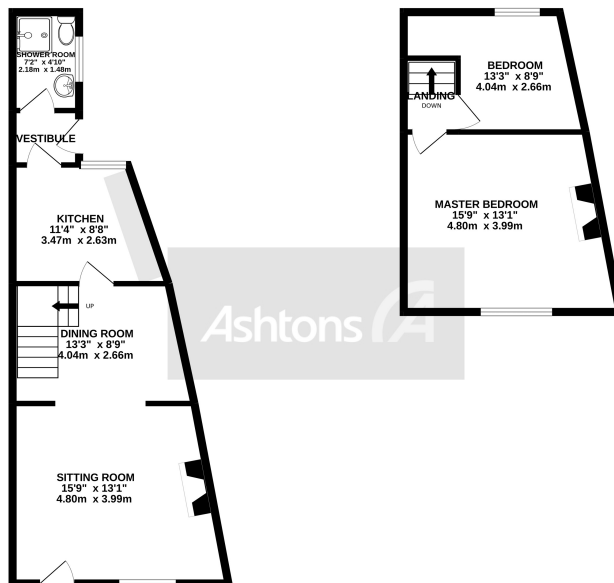




*52 Fleet Lane, St Helens, Merseyside. WA9 1SX.*  
*£80,000*

Two Bedrooms | Mid Terrace Country aspect | No Chain | First Time buyers Home | Great Location -  
Must Be Viewed | Council Tax Band - A | Leasehold | EPC - D |



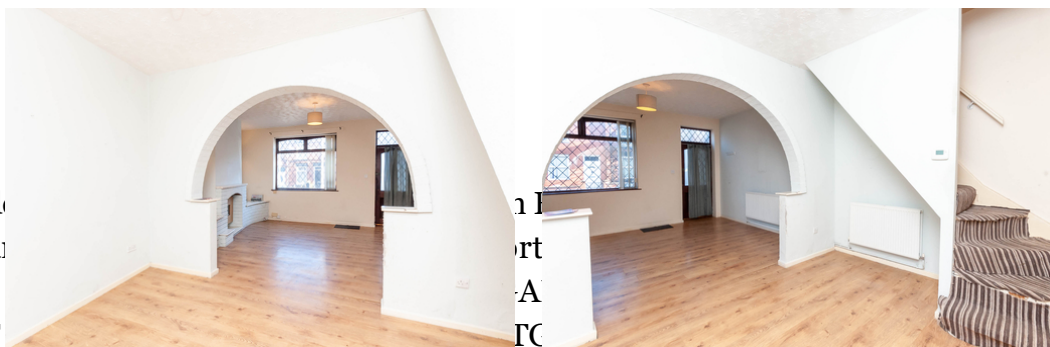


TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, services and specifications shown have not been tested and no guarantee as to their operation or efficiency has been given.  
 Made with Metaphor (2022)

Ashtons are pleased to offer this Two bedroom mid terrace property . It represents an excellent opportunity for first time buyers to get their foot on the ladder, investors should also be enquiring due to its strong rental potential. Spread over two storeys its accommodation comprises of; entrance hall with stair access, lounge and dining room , good size kitchen . Upstairs houses two well proportioned bedrooms, and a white suite bathroom. To the rear of the property is a much larger than average yard . See floor plans provided for room dimensions & layout.



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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