



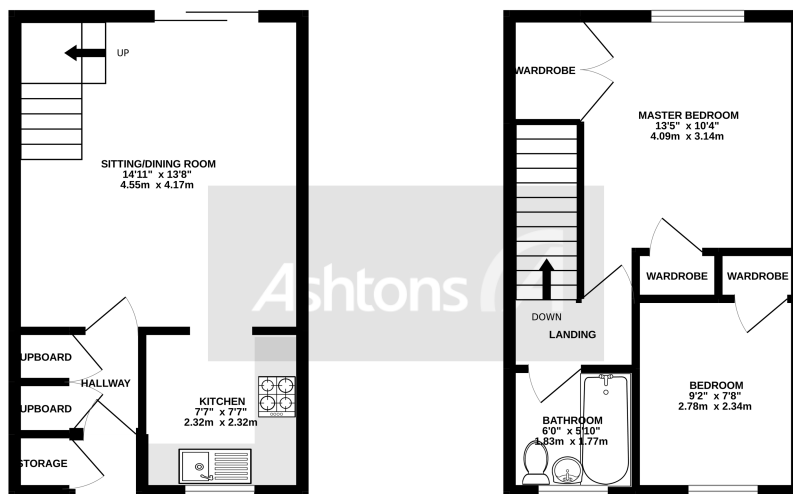
*Edgeworth Street, St Helens. WA9 3QE.*  
*£135,000*

Freehold | Council Tax Band A | No Chain | Parking | Nice Garden |



GROUND FLOOR  
299 sq.ft. (27.7 sq.m.) approx.

1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Two bedroom mid terrace property situated in a popular residential area of the Town. Close to local amenities, transport links and great schools. The property is offered for sale with no upward chain and in brief comprises entrance hallway with storage, large living room with patio doors leading out on to the garden and kitchen. Up to the first floor you will find two bedrooms both with built in wardrobes and family bathroom. Externally there is a lovely garden to the rear and parking to the front. This beautiful home is well presented and is just in need of some slight modernisation to make it your own.

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Contact your local office  
to arrange a viewing:

Padgate: 01925 479334  
Great Sankey: 01925 454300  
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St.Helens: 01744 754120  
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#### 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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