

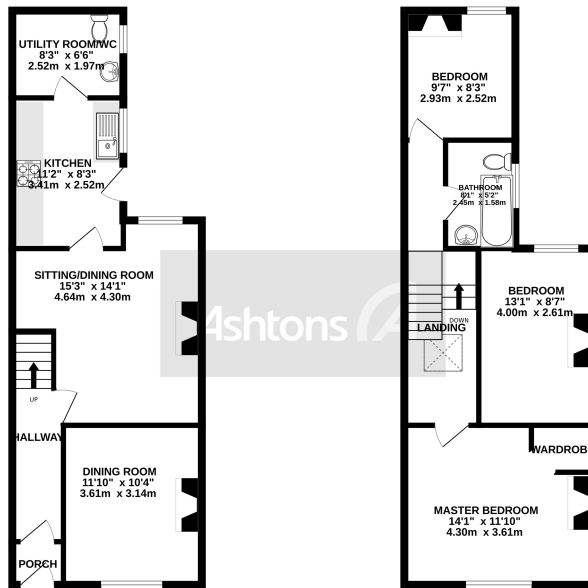


*74 Lingham Road, St Helens, Merseyside. WA10  
2NS.*

*£120,000*

Leasehold | Two Reception Rooms | Spacious & Versatile Accommodation | Three Well Sized  
Bedrooms | No Chain | Original & Character Features | Council Tax - B |





TOTAL FLOOR AREA: 976 sq ft (90.6 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, window, doors 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 architect, surveyor and/or quantity surveyor have not been asked and no guarantee as to their accuracy or reliability can be given.  
 Map with Metropack (2022)

Offered on the market with no onward chain, is this three-bedroom mid terraced property situated on the ever popular Lingholme Road. Close to all local amenities, quick access to the town centre and well regarded schools. This is the perfect purchase for a family, first time buy or investment opportunity.

The unique property briefly comprises of, entrance porch/hallway, two large reception rooms, kitchen, utility and downstairs WC. To the first floor, you will find a large master bedroom with the added bonus of fitted wardrobes, two further good sized bedrooms and a family bathroom.

Externally, there's a garden to the rear and on street parking to the front. Viewing is highly recommended to fully appreciate all it has to offer. Call to view.

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- Ashton-In-Makerfield: 01942 364446
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- Lettings Head Office: 01925 873533
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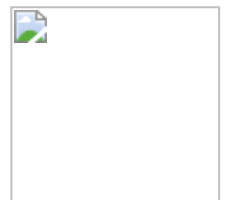
**Viewing Arrangements**

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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