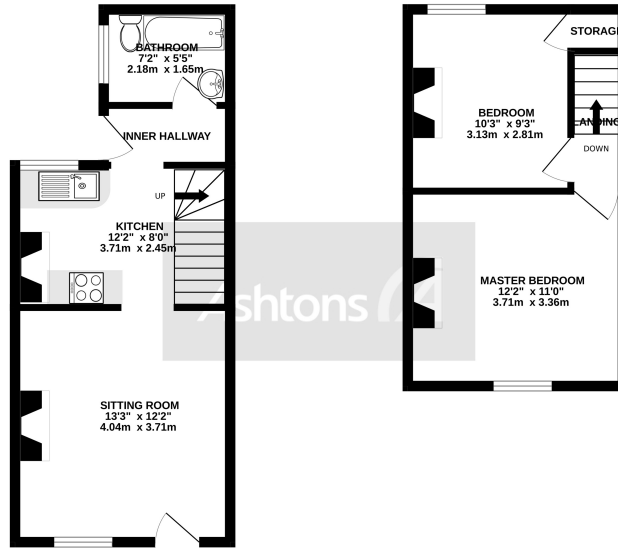




# *15 Fleet Lane, St Helens, Merseyside. WA9 1SU. Offers Over £86,000*

Leasehold | Council Tax Band A | Popular & Convenient Location | Downstairs Bathroom | Modern Fitted Kitchen | Double Bedrooms | Large Rear Yard | Newly Refurbished | Brand new Howdens Kitchen |





TOTAL FLOOR AREA: 555 sq.ft. (51.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan 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 operation or efficiency can be given.  
Made with MetreX (2022)

Ashtons are pleased to offer this Newly refurbished two bedroom Mid terraced property, perfect for first time buyers and investors. The property is available with the added bonus of no onward chain, brand new kitchen and carpets throughout and is close to local amenities and transport links.

In brief the property comprises good sized living room, brand new Howdens modern kitchen with stair access and downstairs bathroom. Up to the first floor there are two double bedrooms. Externally there is a large yard to the rear and walled garden to the front. This property is an ideal investment opportunity and would bring in a rental income of circa £650pcm.

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 01925 479334 for a chat. AS A MORTGAGE IS SECURED AGAINST YOUR HOME, IT COULD BE REPOSSESSED IF YOU DO NOT KEEP UP THE MORTGAGE REPAYMENTS



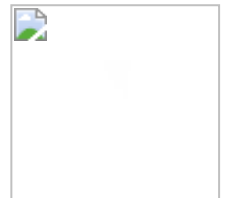
**Contact your local office to arrange a viewing:**

- 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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**How much you can borrow?**  
Speak to a mortgage expert in your local office.  
**Ashtons Financial Services**