



14 Lever Street
Clock Face
St Helens, WA9 4RJ



0151 424 5100
info@mylerestates.com



Lever Street

Clock Face, St Helens, WA9 4RJ

RENT £695

BOND £800

Offered to rental market, this **TWO BEDROOM END OF TERRACE**, benefitting from UPVC double-glazing, gas central heating, front and rear garden. Offering open plan living space, fully fitted kitchen, bathroom to ground floor, two double bedrooms. This property is located in **CLOCK FACE**, close to **SUTTON MANOR WOODLAND**, shops, schools, major road and railway networks. The property is available with immediate effect. EPC rating E. Please contact our office 0151 424 5100 or email info@mylerestates.com to arrange a viewing.





AWAITING EPC

Ground Floor

Lounge

3.78m x 10m (12' 5" x 32' 10") Entered via UPVC double-glazed door, front aspect UPVC double-glazed window, ceiling light, two wall lights, laminate to flooring, radiator, feature fire surround with matching inset and hearth, opening to dining area.

Dining Room

4.00m x 2.66m (13' 1" x 8' 9")

Rear aspect UPVC double-glazed window, ceiling light, laminate to flooring, radiator, stairs leading to first floor, door through to kitchen.

Kitchen

3.45m x 7m (11' 4" x 23' 0") Side aspect UPVC double-glazed window, ceiling light, vinyl to flooring, radiator, door leading to rear hallway. Kitchen comprises of a range of wall and base units with work surface over, tiled splash back, stainless steel sink and drainer with chrome mixer tap, space and plumbing for a washing machine, spaces for freestanding cooker (gas or electric), fridge freezer,

Rear Hall

Side aspect part-glazed UPVC door leading to rear courtyard. ceiling light, vinyl to flooring, door leading to bathroom.



Bathroom

Side aspect UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator. Bathroom comprises of a three piece white suite, low level WC, pedestal wash hand basin, panel-enclosed bath with electric shower over, part tiled walls, storage cupboard.

First Floor

Stairs & Landing

Ceiling light, carpet to flooring, doors leading to both bedrooms.

Bedroom One

4.00m x 2.96m (13' 1" x 9' 9") Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Two

3.05m x 3.44m (10' 0" x 11' 3")

Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, over stairs storage cupboard housing, gas central heating boiler.

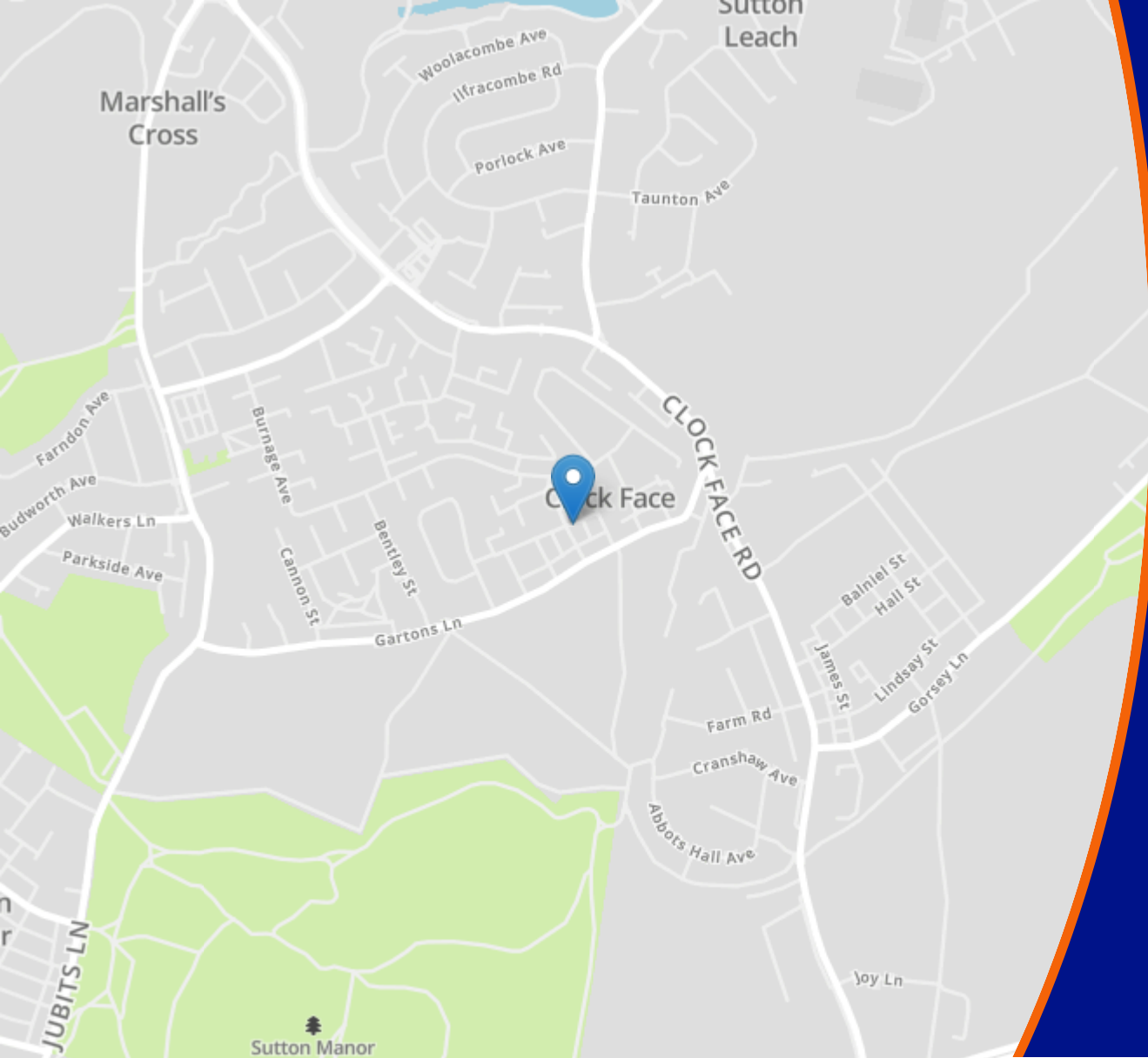
External

Front

Entered via wooden gate, path leading to front entrance, bound by brick walls with wrought iron fencing.

Rear Garden

Bound by brick walls, gated access leading to rear alley.



Myler & Co

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