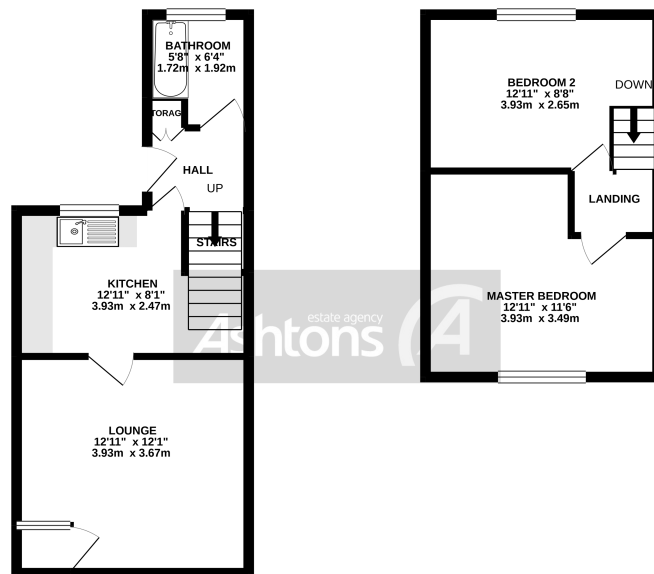




# *48 Pigot Street, St Helens, Merseyside. WA10 2EU. Offers Over £90,000*

Two bed property | Leasehold | Council Tax Band - A | Mid Terrace | Ground floor bathroom | First time buyers | Investment | EPC - C |





TOTAL FLOOR AREA : 582 sq. ft. (54.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their condition or efficiency can be given. Made with Metropix 0.021

Ashtons are pleased to offer this two bedroom mid terraced property that would be an ideal starter home or investment opportunity. The property is situated close to all local amenities, has easy access to St Helens town centre and transport links.

The property briefly comprises of spacious lounge area , fitted kitchen and ground floor bathroom. To the first floor are two good sized bedrooms. The property benefits from on street parking and a rear garden . Early viewing is highly recommended. Call now to arrange your viewing on 01744 754 120.

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

All details, photographs and floorplans are the copyright of Ashtons Estate Agency.



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

**Ashtons Financial Services**