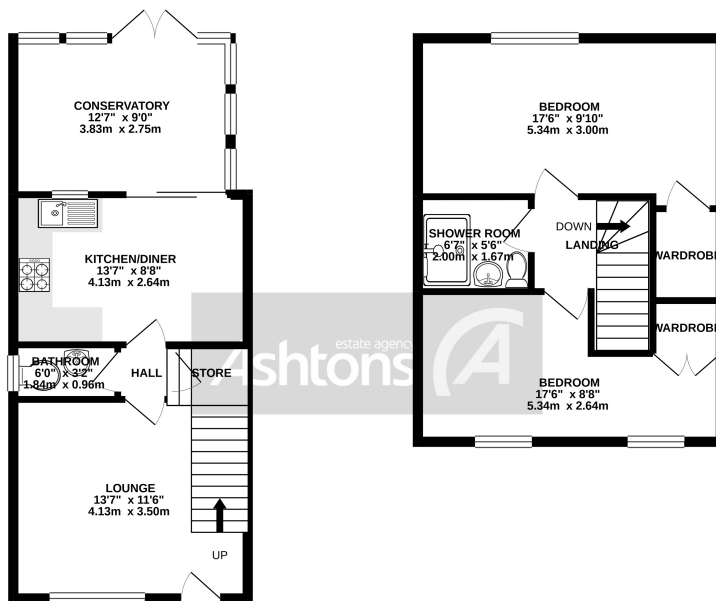




*6 Linum Gardens, St Helens, Merseyside. WA9 4ZR.*  
*£149,950*

Mews House | Well presented & modern through out | Two Bedrooms | Conservatory | Driveway |





TOTAL FLOOR AREA: 837 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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, options and appliances shown have not been tested and no guarantee is given in respect of their condition or whether a call for given. Made with Metropix ©2021

It is with great pleasure we bring to the market this attractive two bedroom Mews house which presents to a very high standard throughout this popular residential development, it is particularly well suited to a first time buyer with its easy access to motorway/transport links and has a number of schools within catchment. In brief the property comprises of; entrance into the lounge, ground floor W.C., a contemporary fitted kitchen/diner which boasts a range of wall/base units, thereafter is a conservatory which leads out to the garden area. Upstairs the property has two well proportioned bedrooms and a shower room. The garden has lawned and patio area and a secure fenced perimeter. Parking is available to the front of the property via driveway and access available to the rear garden.



**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**