



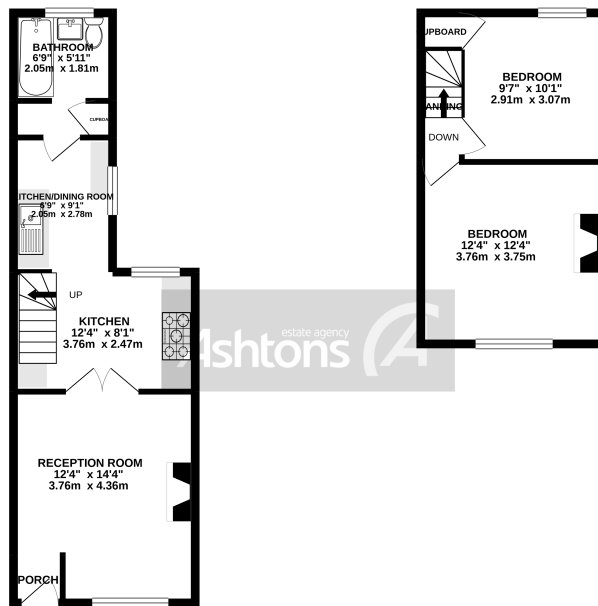
## *Vincent Street, St Helens.*

*£95,000*

Recently Re Decorated | Two Double Bedrooms | Modern Decor With Stylish Features | Popular Area |  
Ideal First Time Buy | Potential Buy To Let | Rear Yard |



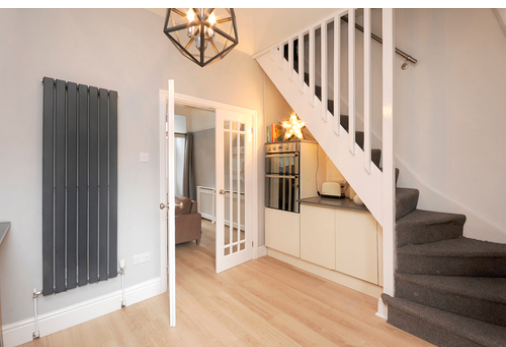




TOTAL FLOOR AREA: 657 sq. ft. (61.1 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the Floorplan (Contractors' 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. Marked with Message C002

Ashtons are delighted to offer a stylish traditional terrace for sale with no onward chain. This location has proven to be increasingly popular over the years down to the easy access into the town centre and all of its amenities. Commuters also great benefit from the train and bus station being just 10 minutes walk from the property. Over the two floors the accommodation comprises of; entrance hall, lounge with feature fireplace, dining room/ kitchen, extended kitchen with breakfast bar area, downstairs bathroom suite, two double bedrooms and to the rear a yard which is great for buyers who enjoy the outside space without the maintenance. To view please call our office on 01744 754120.



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.

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A (82 to 100)	A (82 to 100)	A (82 to 100)	A (82 to 100)
B (69 to 81)	B (69 to 81)	B (69 to 81)	B (69 to 81)
C (55 to 68)	C (55 to 68)	C (55 to 68)	C (55 to 68)
D (39 to 54)	D (39 to 54)	D (39 to 54)	D (39 to 54)
E (21 to 38)	E (21 to 38)	E (21 to 38)	E (21 to 38)
F (9 to 20)	F (9 to 20)	F (9 to 20)	F (9 to 20)
G (1 to 8)	G (1 to 8)	G (1 to 20)	G (1 to 20)

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England, Wales & N.Ireland  
EU Directive 2002/91/EC

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