

SIMPLE LIFE

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## Assam Close, St. Helens, WA9

£1,295 PCM

Simple Life's Abbotsfield is a fantastic development of 102 properties 3 miles from the centre of St Helens.

The Dee is a beautiful four bedroom modern home, built over two levels. Downstairs there is a large living room, WC and hallway leading to the rear of the property where you will find a stunning kitchen/dining area equipped with integrated kitchen appliances and contemporary units. The kitchen/dining area also benefits from French windows which take you into your own private rear garden.

Upstairs you will find a family sized bathroom including a stylish white bathroom suite and four bedrooms – two doubles and two singles. The master bedroom benefits from built-in wardrobes and an en-suite bathroom fitted with its own shower and cubicle.

A thriving town, St Helens benefits from excellent retail and leisure opportunities whilst being within 25 miles of Manchester and 12 of Liverpool and Warrington.

The train station is a 7 minute walk from the site providing direct services to Liverpool and Manchester, ideal for commuters. Ravenshead Retail Park is just 6 miles away, with the Sherdley Park nearby too for those who are after a bit of time with nature.

Abbotsfield is also well placed for excellent school places, with 14 primary and secondary schools within 3 miles rated Outstanding or Good by Ofsted, including Mill Green School, Parish Church of England Primary School, and Allanson Street Primary School.

For houses to rent in St Helens, use postcode WA9 4JB to reach Abbotsfield, on the corner of Reginald Road and Bold Road.

Deposit £1490  
Council Tax C  
Unfurnished  
Available 5th November 2025







## Key Features

- Private driveway
- Fitted wardrobes to master bedroom
- Washing/drying machine
- Light wash wood effect flooring
- White blinds in bedrooms
- Security alarm system
- Integrated kitchen appliances
- Modern, white kitchen units
- Light grey carpets in the bedrooms and stairs
- Patio area in the private back garden

## Location

