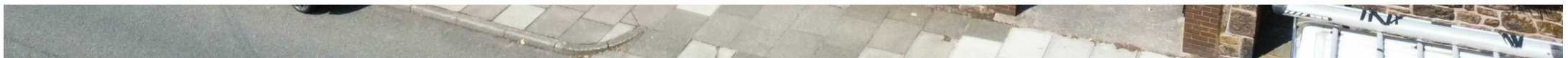




382, Prescott Road, St Helens, WA10 3BE

£1,400 PCM

*David
Davies* Collection



382, Prescott Road, St Helens, WA10 3BE

- EPC: C
- Council Tax Band: F
- Holding Deposit Fee: £346.15
- Detached Property
- Two Reception Rooms
- Four Bedrooms
- Large Private Rear Garden
- Two Bathrooms
- Off Road Parking
- Part Furnished

**** Garage Will Not Be Included With This Rental Property***

David Davies Sales & Lettings Agent are delighted to welcome to the rental market this substantial and rarely available four-bedroom detached residence, located along the ever-popular Prescott Road, St Helens. Brimming with period charm and kerb appeal, this impressive property offers generous proportions throughout and is perfect for families or professionals seeking character, space, and convenience.

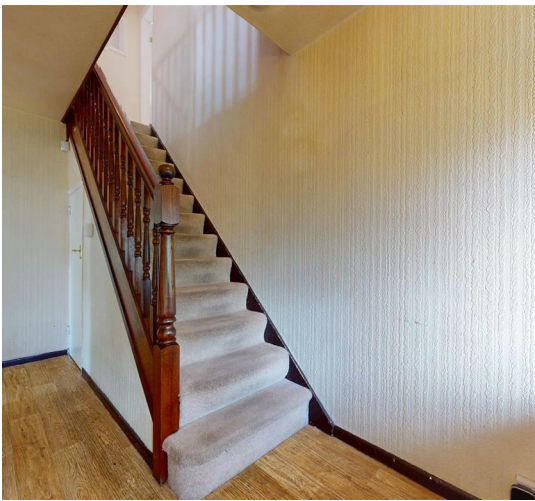
Set back from the road and garden-fronted, the home enjoys a prominent position and benefits from ample off-road parking for multiple vehicles.

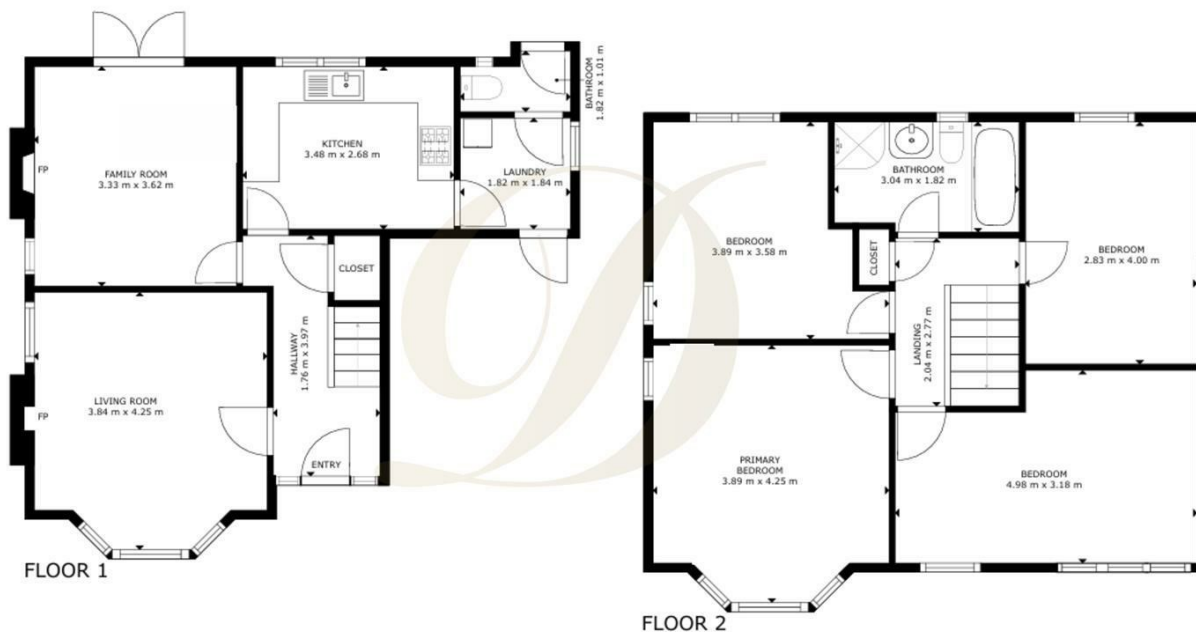
Internally, the accommodation briefly comprises a welcoming entrance porch leading into a spacious hallway, a bright and airy living room, a separate formal dining room, and a well-equipped kitchen. There is also a utility room and a convenient ground floor WC, ideal for day-to-day family living. The first floor houses four excellent double bedrooms, each well-proportioned and offering flexibility for use as additional reception or work-from-home space if required. A stylish four-piece family bathroom suite completes the upper floor, featuring a separate bath and shower enclosure.

The rear garden is a true highlight—generously sized and private, it provides the perfect space for outdoor entertaining, children's play, or simply relaxing in a peaceful setting.

Furniture currently in place can be included in the tenancy, subject to agreement with the landlords, who are happy to be flexible depending on the prospective tenant's needs. This makes it an ideal opportunity for those seeking a turnkey solution or wishing to bring minimal furnishings.







GROSS INTERNAL AREA
FLOOR 1: 50 m², FLOOR 2: 66 m²
TOTAL: 117 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Information on tenant permitted fee's can be accessed via the link below
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