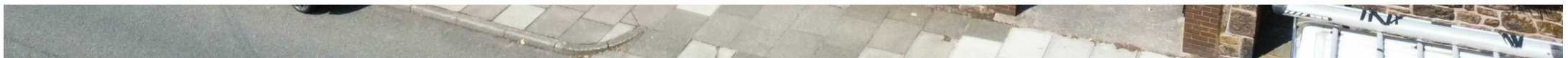




382, Prescott Road, St Helens, WA10 3BE

£1,300 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.

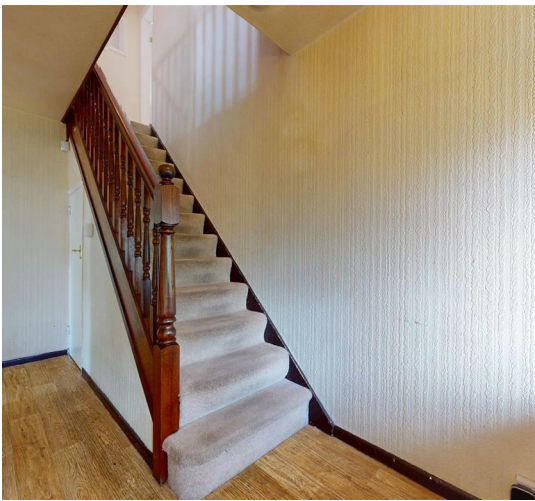
Set back from the road and garden-fronted, the home enjoys a prominent position and benefits from ample off-road parking for multiple vehicles.

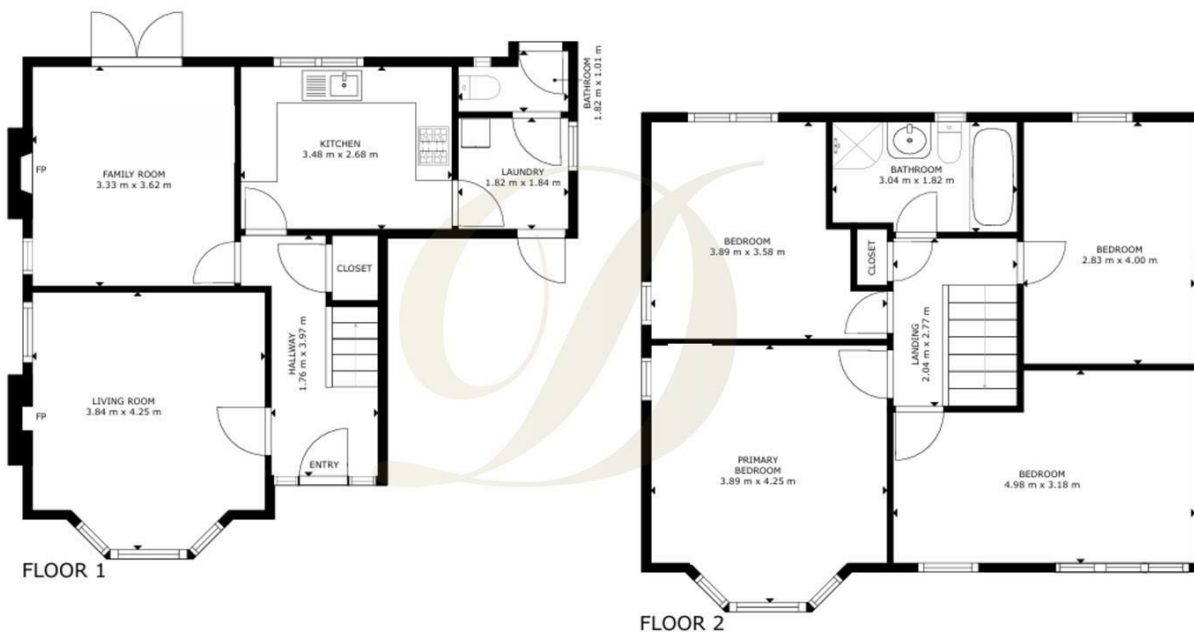
Internally, the accommodation briefly comprises a welcoming entrance porch leading into a spacious hallway, a bright and airy living room, a separate formal dining room, and a well-equipped kitchen. There is also a utility room and a convenient ground floor WC, ideal for day-to-day family living. The 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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

A better mortgage deal made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments

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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Information on tenant permitted fee's can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant
22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk

