



90, Berrys Lane, St. Helens, WA9 3QT

Asking Price £90,000

*David
Davies* Collection



90, Berrys Lane, St. Helens, WA9 3QT

- EPC: TBC
- Council Tax Band: A
- Tenure: Leasehold 883 Years Remaining
- No Onward Chain
- Ideal For Investors
- Two Double Bedrooms
- Private Rear Yard
- Media Wall
- Living Room Through Dining Room
- Ground Floor Family Bathroom

We are pleased to present this well-maintained two-bedroom mid-terraced property, offered with no onward chain and ideal for first-time buyers or investors alike.

The ground floor features an entrance vestibule leading into a stylish living room, complete with a modern media wall (please note: the fireplace will not remain). This space flows seamlessly into the dining area, creating an open and welcoming layout. To the rear, you'll find a spacious kitchen and a well-appointed family bathroom.

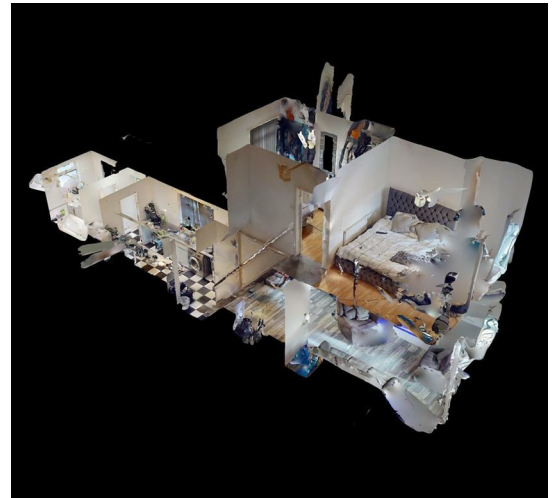
The first floor offers two generously sized double bedrooms, both neutrally decorated and ready for personal touches.

Externally, the property benefits from a lovely, low-maintenance private rear yard — perfect for relaxing outdoor seating — while the front is garden-fronted with ample street parking available.

A fantastic opportunity to acquire a move-in-ready home with excellent potential.

EPC: TBC





Floorplan To Follow



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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