

## Alston Mews, St. Helens, WA10 3JX Price £175,000

\*\*\*MUST VIEW \*\*\* A SPACIOUS, WELL PRESENTED, three-bedroom mid terrace situated just off Scholes Lane in a popular location in Saint Helens and within a short distance to the Centre as well as within easy reach to the various motorway links.

The property comprises; hallway, fitted kitchen, downstairs W.C., lounge with French doors to the garden area, a double bedroom, a single bedroom and three piece bathroom suite on the first floor and a double bedroom and ensuite on the second floor. Externally there is an enclosed rear garden and allocated car parking for the house. The property benefits from gas central heating, uPVC windows, neutral carpets and neutral decor throughout.

This property is also suitable for investors as there is a current tenancy in place receiving £10,200.00 per annum. With the current demand for housing it is a great Investment and a higher rent could be achieved.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment. This property has no onward chain.



**Kitchen**

5'10" x 9'2" (1.80 x 2.80)

**Lounge**

12'9" x 12'9" (3.90 x 3.90)

**Bedroom 1**

6'2" x 9'2" (1.90 x 2.80)

**Bathroom**

6'2" x 6'6" (1.90 x 2.00)

**Bedroom 2**

12'9" x 9'2" (3.90 x 2.80)

**Bedroom 3**

12'9" x 16'0" (3.90 x 4.90)

**Ensuite**

12'9" x 9'2" (3.90 x 2.80)

**Disclaimer**

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Freehold

To be confirmed by the Vendor's Solicitors

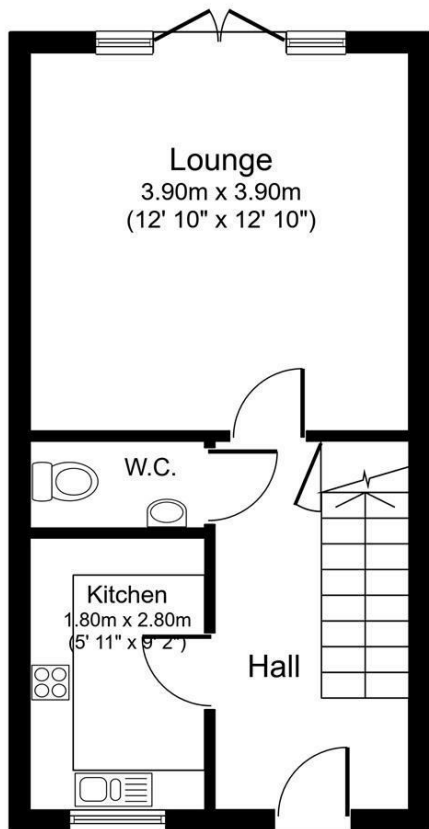
Possession:

Vacant possession upon completion

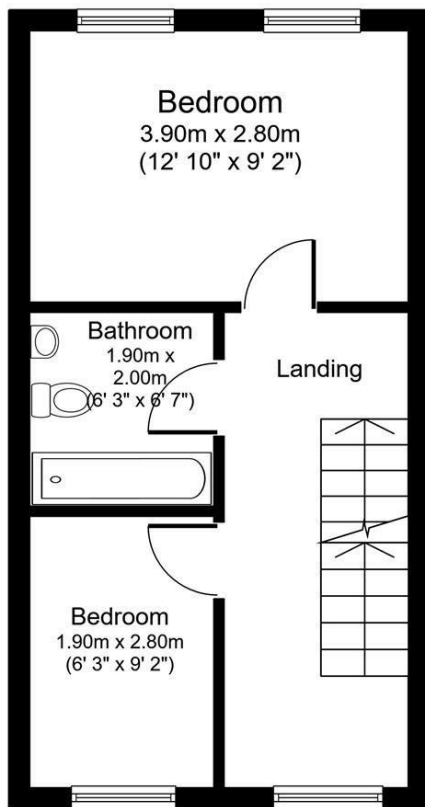
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings

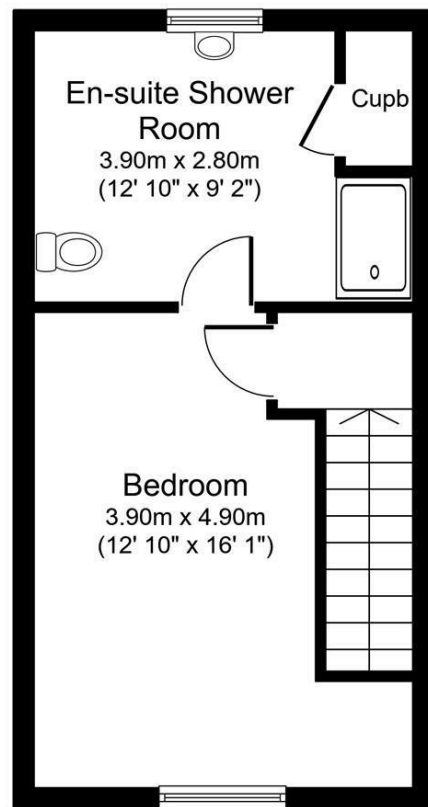
Total floor area 91.3 sq.m. (982 sq.ft.) approx



Ground Floor



First Floor



Second Floor

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