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**Lowther Crescent, St. Helens, WA10 3PW**  
**£170,000**

We are pleased to announce for sale this modern townhouse situated on the popular Morris Homes estate with two bedrooms and a conservatory for extra living space. The property is currently let on an assured short hold tenancy and offers investors an ideal opportunity to hit the ground running with their investment. The property is tucked away in a corner of the estate and has many extra features such as en-suite shower room, the already mentioned conservatory and a very pleasant enclosed rear garden. Viewing is highly recommended to appreciate the size and location of the property and can be arranged through our office or by calling 01744 24341.





**General**

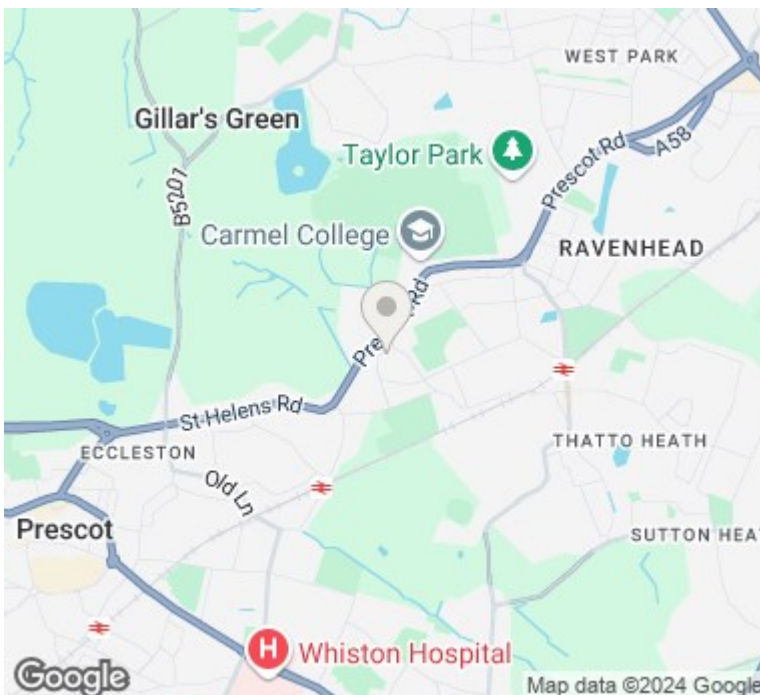
Entry to the property is via a modest entrance hall, which to one side has the ground floor WC cloak room. From here, one steps into the main lounge, which has plenty of space for a growing family. Stairs from here lead you to the first floor. Passing through from the lounge into the dining kitchen, a well-equipped and modern room, much in keeping with the age of the property. From here, one steps into the conservatory, which has a delightful view into the rear enclosed garden.

The first floor boasts three bedrooms, the master of which affords an ensuite shower room and a family bathroom.

The property has its own dedicated parking spaces.

All in all a great and modern investment.

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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			
		87	70
England & Wales			
		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	EU Directive 2002/91/EC

