



**Morley Street, St. Helens, WA10 2BU**  
**£750 Per Month**

We are pleased to announce for let this two bedroom mid terraced property which has been recently refurbished with also new floor coverings. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance vestibule, lounge, inner hallway, kitchen, and bathroom to the ground floor. To the first floor there are two good sized bedrooms. Externally the property has a rear yard. Viewing is highly recommended to appreciate the condition and finish of the property and can be arranged through our office or by calling 01744 24341.



## Entrance Vestibule

Door to front aspect



## Lounge

13'0" x 12'5" (3.97 x 3.80)

UPVc double glazed window to front aspect, radiator, and feature fire place with electric fire.

## Inner Hall

Stairs to first floor and door to rear yard.



## Kitchen

8'7" x 6'3" (2.64 x 1.93)

UPVc double glazed window to rear aspect, range of wall and base units, integral electric oven and hob with overhead extractor fan, plumbed for washing machine, stainless steel sink, and part tiled walls.

## Bathroom

6'5" x 5'4" (1.98 x 1.65)

UPVc double glazed window to side aspect, panelled bath with shower over, low level wc, hand wash basin, radiator, and part tiled walls.



## First Floor Landing

Loft access.

## Bedroom One

12'5" x 11'11" (3.80 x 3.64)

UPVc double glazed window to front aspect, radiator, and fitted wardrobes.

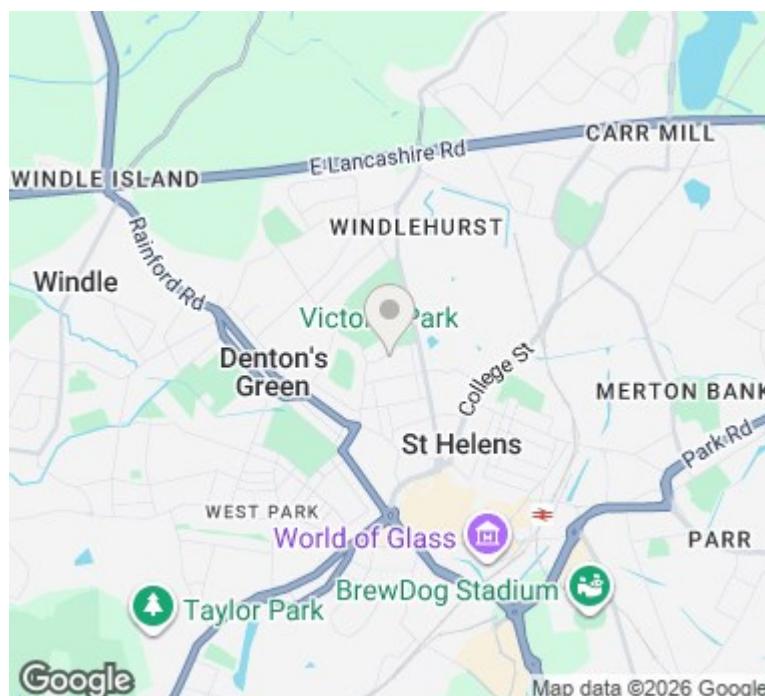
## Bedroom Two

9'9" x 9'7" (2.98 x 2.93)

UPVc double glazed window to rear aspect, and radiator.

## Rear Yard

Covered area from rear door, gate access to alleyway, and brick wall boundaries.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	