

157B, North Road, St. Helens, WA10 2UA

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 157B, North Road, St. Helens, WA10 2UA

*Excellent one bed, ground floor flat located along North Road in St Helens.*



- Modern ground floor flat
- Modern fitted kitchen with cooker
- One large double bedroom
- Close to amenities and transport links
- Excellent sized reception room
- Family bathroom / shower over bath
- Secure entry system / off road parking
- 385 SQ. FT.

Now available to let and located along the ever popular North Road in St. Helens is this immaculately presented, one bed ground floor flat. North Road boasts excellent access into the town with all its amenities, close to public transport links and is just a short drive to several major motorway networks. This property would make an ideal home for the professional single or couple looking for their first home.

Internally the accommodation briefly comprises of communal entrance hallway with secure entry system. A private front door then leads into the spacious flat with entrance hallway, large formal lounge / dining room located to the front with feature bay window, modern fitted kitchen with a range of units and a cooker, large double master bedroom located to the rear and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over.

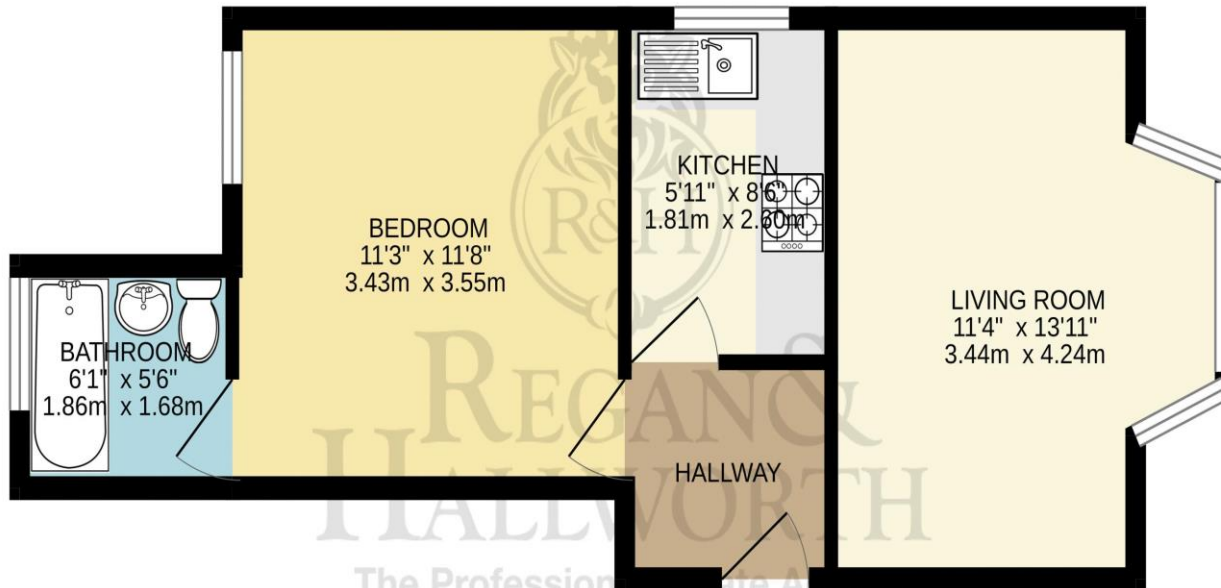
Externally the property has off road parking. Internal inspection is recommended to truly appreciate the deceptive size, great finish and superb location of this ground floor flat.





## GROUND FLOOR

385 sq.ft. (35.7 sq.m.) approx.

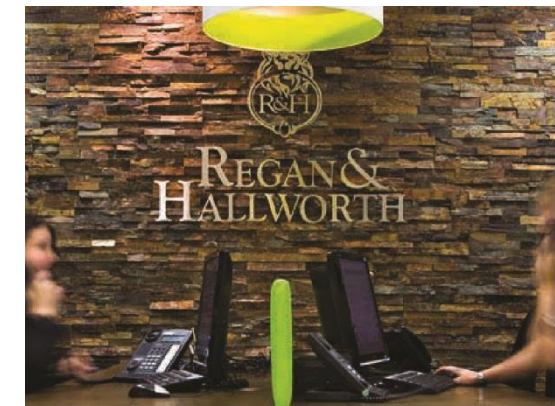


TOTAL FLOOR AREA : 385 sq.ft. (35.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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