

75B, Vincent Street, St. Helens, WA10 1LE



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Recently refurbished two bed, first floor duplex flat located along a popular street in St Helens



- Recently refurbished top floor flat
- Open plan kitchen / dining room
- Two good sized double bedrooms
- Close to transport links
- Spacious and versatile accommodation
- Family bathroom with shower over bath
- Close to amenities
- 780 SQ. FT.

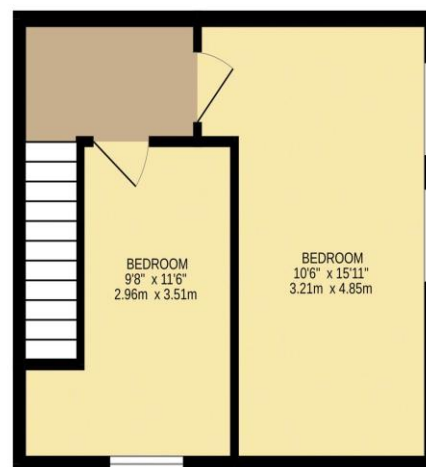
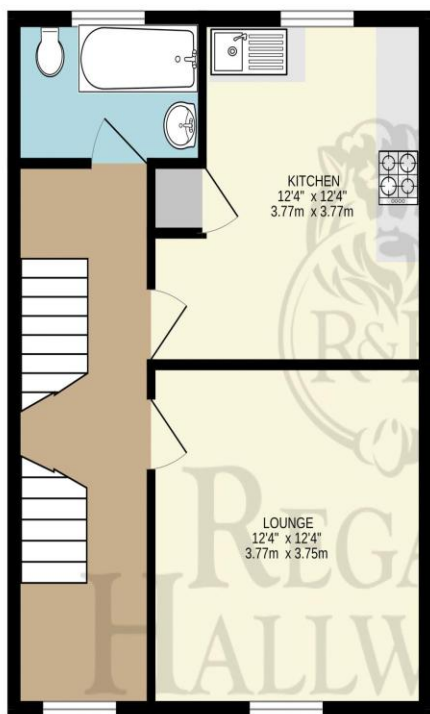
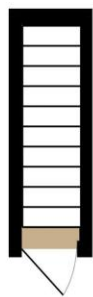
Now available to let and located in a popular area of St Helens is this recently refurbished, two bed top floor duplex flat. Vincent Street is situated close to a range of local amenities, town centre, public transport links and is just a short drive to the East Lancashire Road and M6 motorway networks.

In brief the accommodation comprises communal entrance hallway, inner hallway up to the apartment, good sized formal lounge / sitting room located to the front of the property, open plan kitchen / dining room to the rear and then a family bathroom with shower over bath. Stairs from the landing give access to the two good sized double bedrooms.

The property would make an ideal home for the professional single or couple. Internal inspection is recommended to truly appreciate the size, finish and great location.







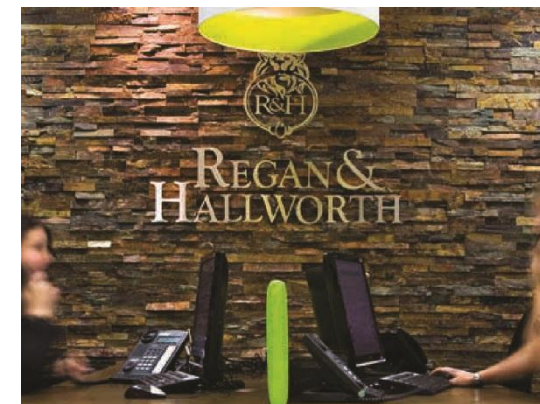
REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 780 sq.ft. (72.4 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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