

Ascend

Built on higher standards



4 Shearer Close St Helens WA9 3QG

- Four bedroom semi-detached
- Downstairs WC
- Unfurnished
- 1099 Sq. ft.
- Two bathrooms
- Brand New Home!
- Local amenities
- Driveway Parking for 2 vehicles

£1,450 PCM



Welcome to Anderton Green, a brand-new community offering 3 & 4 bedroom homes to rent in a peaceful St Helens suburb. Designed for modern living, these stylish new-build houses provide the perfect balance of comfort, convenience & community.

The Lydford is the perfect 4-bedroom family home thanks to its thoughtful design & spacious layout!

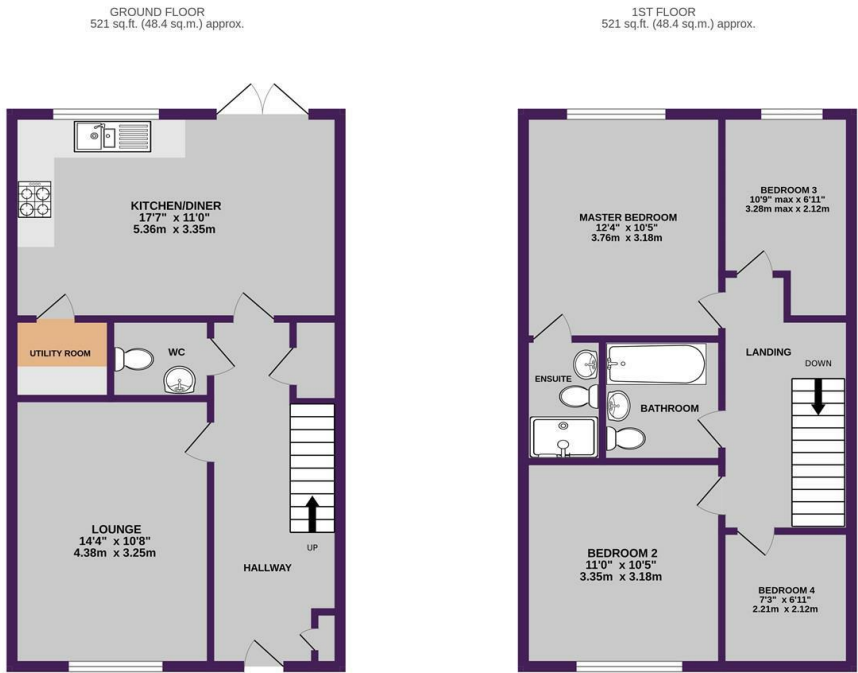
Step inside to a bright, welcoming hallway, complete with an under-stairs cupboard to keep coats & shoes neatly tucked away. The heart of the home is the open-plan kitchen & dining area, ideal for family teatime or having friends over. With French doors leading to the garden, it's also perfect for summer BBQs or letting in some fresh air on a sunny day. Plus, a downstairs WC and separate utility room just add to the home's convenience.

The separate living room offers a cosy retreat and a great place for family movie nights or unwinding with a good book. Upstairs, four well-sized bedrooms provide flexible living spaces, with the main bedroom featuring its own en-suite for that extra sprinkle of comfort. There's also a separate family-sized bathroom with a bath & overhead shower.

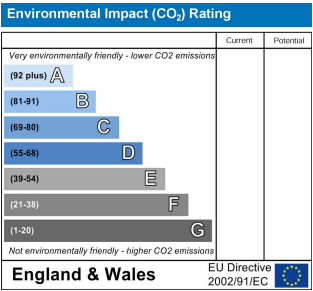
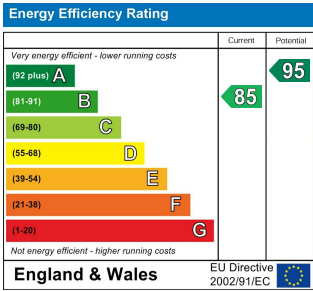
That's not all, this home also comes with a front & rear garden and a private driveway.

With local shops, supermarkets, retail parks, pubs & restaurants close by, everything you need is within easy reach. St Helens town centre is only two miles away, offering a vibrant high street with bars, shops, a cinema, theatre & train station – something for everyone!

For those commuting or exploring further afield, you'll have easy access to Liverpool and Manchester by car or public transport. Families will appreciate being within walking distance of well-regarded local schools, including Allanson Street Primary School & St Cuthbert's High School, which are both within walking distance.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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.
Made with Miroplan C2025.



Ascend

Built on higher standards

0161 707 7584

192 Monton Road, Monton, Manchester, M30 9PY

monton.sales@ascendproperties.com,
monton.lettings@ascendproperties.com
www.ascendproperties.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property