



finding houses, delivering homes



58 Rivington Road

St. Helens, WA10 4NB

**Offers over £140,000**



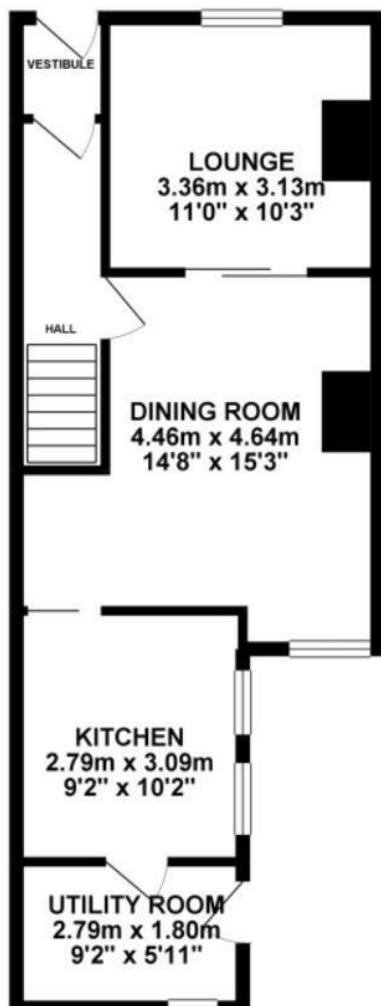
# 58 Rivington Road

St. Helens, WA10 4NB

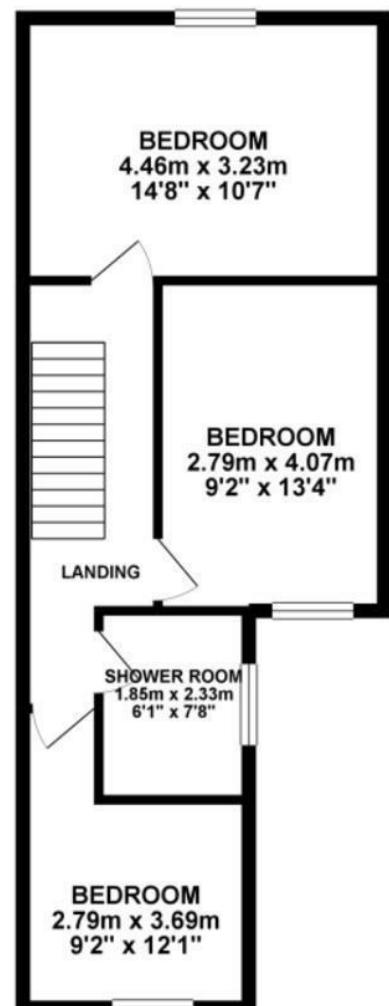
Offers over £140,000



GROUND FLOOR 47.00 sq. m.  
( 505.95 sq. ft. )



1ST FLOOR 46.20 sq. m.  
( 497.26 sq. ft. )



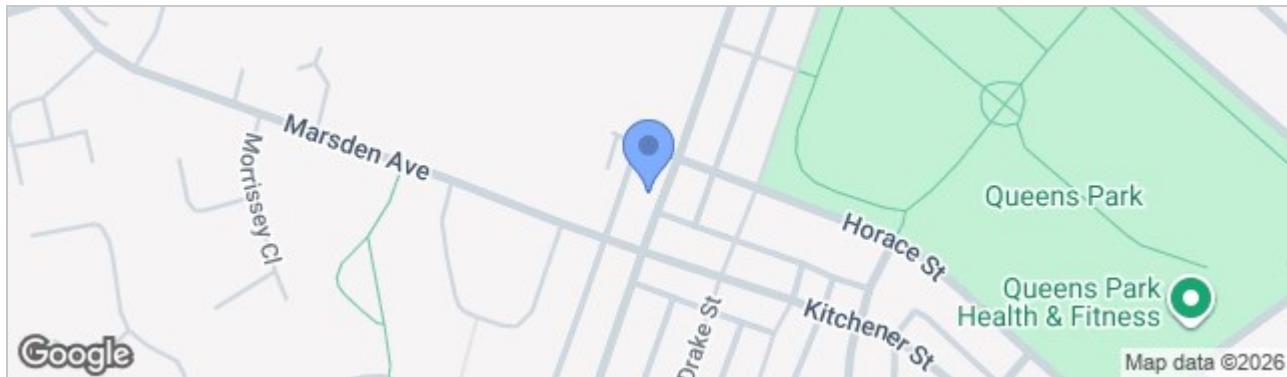
TOTAL FLOOR AREA : 93.20 sq. m. ( 1003.21 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, contained herein, 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 Metraps 02025

Tel: 01516013003



## Road Map



## Hybrid Map



## Terrain Map



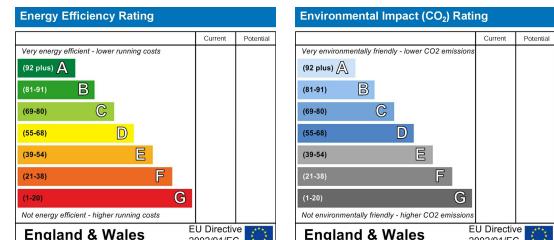
- **NO ONWARD CHAIN**
- **CLOSE PROXIMITY TO ST HELENS TOWN CENTRE**
- **EASY WALKING DISTANCE TO QUEENS PARK**
- **THREE BEDROOM FAMILY HOME**
- **POTENTIAL TO ADD VALUE**
- **EXCELLENT LOCAL SCHOOLS**
- **WEST FACING & SECLUDED REAR GARDEN**
- **LARGE WORKSHOP**
- **NEW CENTRAL HEATING BOILER INSTALLED 2022**
- **CALL NOW FOR EARLY VIEWING**

## Viewing

Please contact our Allerton Office on 01516013003 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Energy Efficiency Graph



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