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Poynter Street, St. Helens, WA9 5HY
£950 Per Month

We are pleased to announce for rent this three bedroom mid town house which has been fully redecorated with new floor coverings. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance porch, lounge, and kitchen to the ground floor. To the first floor there are three good sized bedrooms and a shower room. Externally the property has a small garden to the front and an enclosed garden to the rear. There is also a separate area for off street parking. Viewing is highly recommended to appreciate the size and condition of this property and can be arranged through our office or by calling 01744 24341,.



Entrance Porch

Door to front aspect.

Lounge

16'0" x 14'7" (4.89 x 4.46)

UPVc double glazed window to front aspect, stairs to first floor, feature fire place, and radiator.

Kitchen/ Dining Room

14'7" x 8'1" (4.45 x 2.47)

UPVc double glazed window to rear aspect, door leading into rear garden, range of wall and base units, integral electric oven and hob with over head extractor fan, sink unit, plumbed for washing machine, radiator, and part tiled walls.

First Floor Landing

Loft access.

Bedroom One

14'2" x 8'3" (4.34 x 2.52)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

10'0" x 8'2" (3.05 x 2.50)

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

Bedroom Three

9'6" x 6'1" (2.92 x 1.86)

UPVc double glazed window to front aspect, and radiator.

Shower Room

6'3" x 6'0" (1.92 x 1.85)

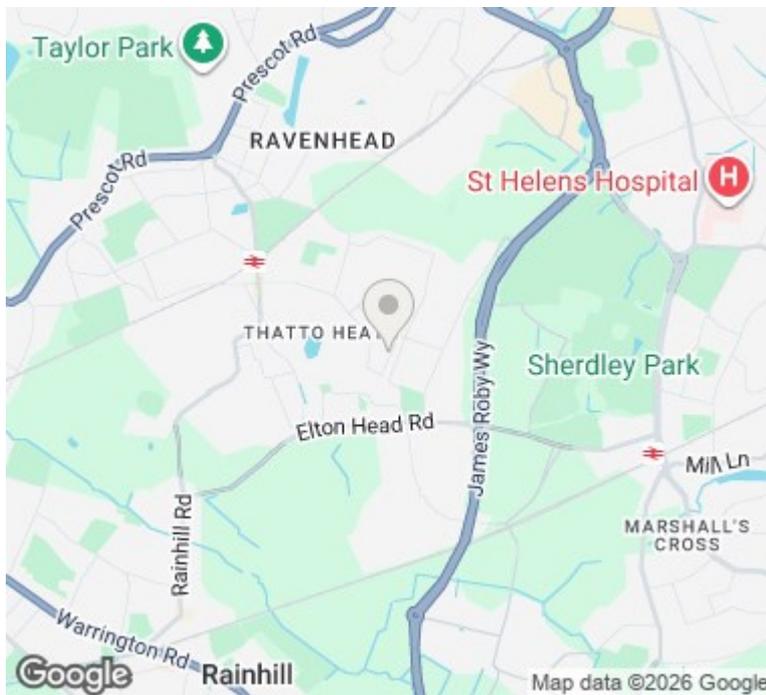
UPVc double glazed window to rear aspect, shower cubicle, low level wc, vanity sink unit, and heated towel rail.

External

Small garden area to the front with an enclosed garden to the rear which is mainly laid to lawn with fenced boundaries, an gate access to alleyway. The property also benefits from off street parking area.

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating	
Current	Potential
74	79

Environmental Impact (CO ₂) Rating	
Current	Potential

