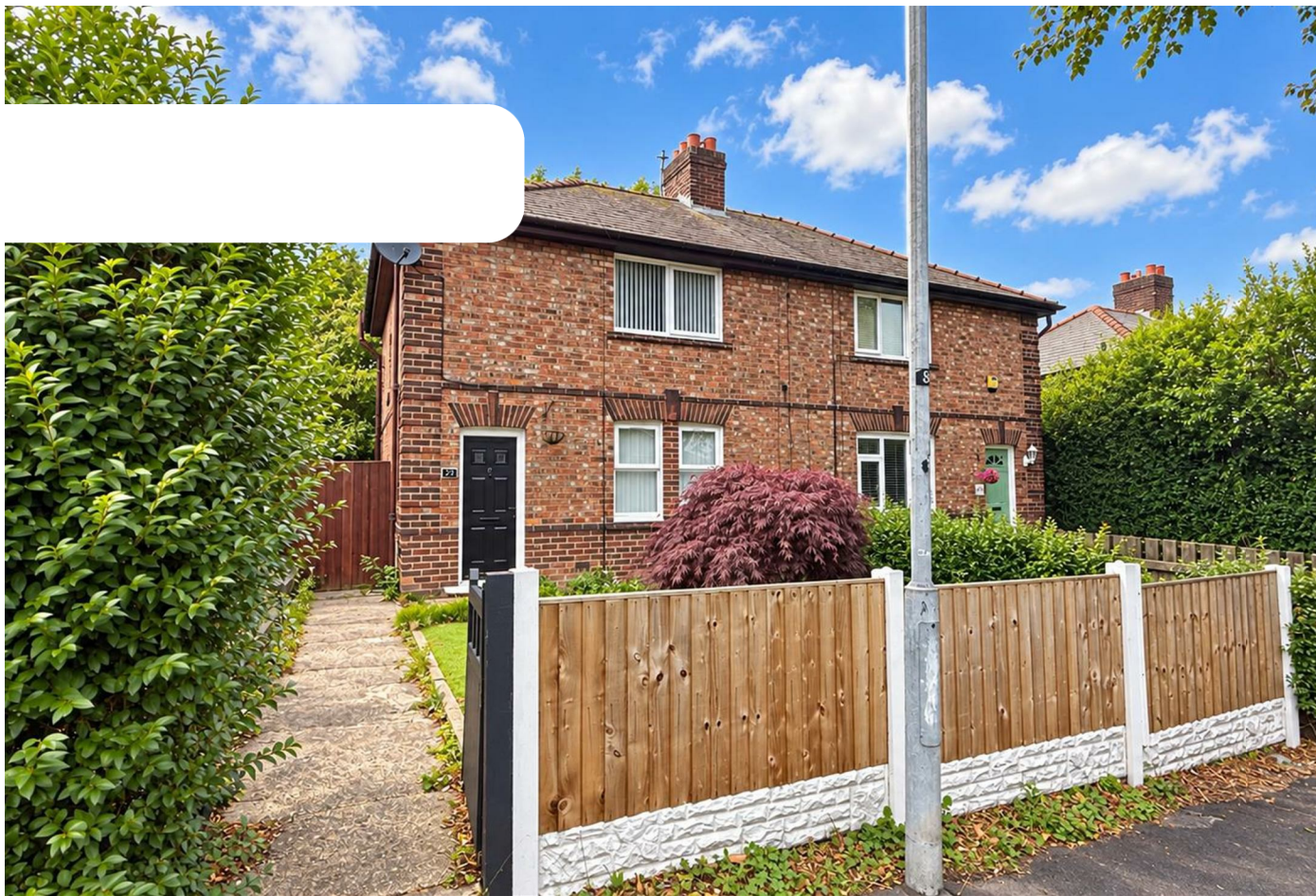




House - Semi-Detached

22 UPLAND ROAD, ST. HELENS, WA10 3SG

Per Month

£975 Per

FEATURES

- Three-bedroom semi-detached family home in a highly sought-after residential location
- Within walking distance of the highly regarded Carmel College
- Spacious sitting room offering a comfortable living and entertaining space
- Ground floor shower room
- Conveniently located for local shops, amenities, transport links and the nearby train station
- Modern fitted kitchen with ample storage and worktop space



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached located in St. Helens

Property Description

Situated within a highly sought-after residential location, this well-presented three-bedroom semi-detached family home is available to let and offers comfortable, modern accommodation in a convenient setting.

The property is ideally positioned within walking distance of the highly regarded Carmel College and is close to a range of local shops, amenities, transport links and the nearby train station, making it an excellent choice for families and working professionals alike.

Internally, the accommodation comprises a spacious sitting room, providing an ideal space to relax and unwind, alongside a modern fitted kitchen offering ample storage and generous worktop space.

Having been previously renovated and recently redecorated throughout, the property benefits from a fresh, contemporary finish and is ready for tenants to move straight into. Further benefits include full double glazing and gas central heating supplied by a modern combination boiler.

Externally, the property enjoys gardens to both the front and rear, providing valuable outdoor space for relaxing and entertaining.

Combining well-presented interiors, practical features and an excellent location, this attractive home is sure to appeal to a variety of prospective tenants.

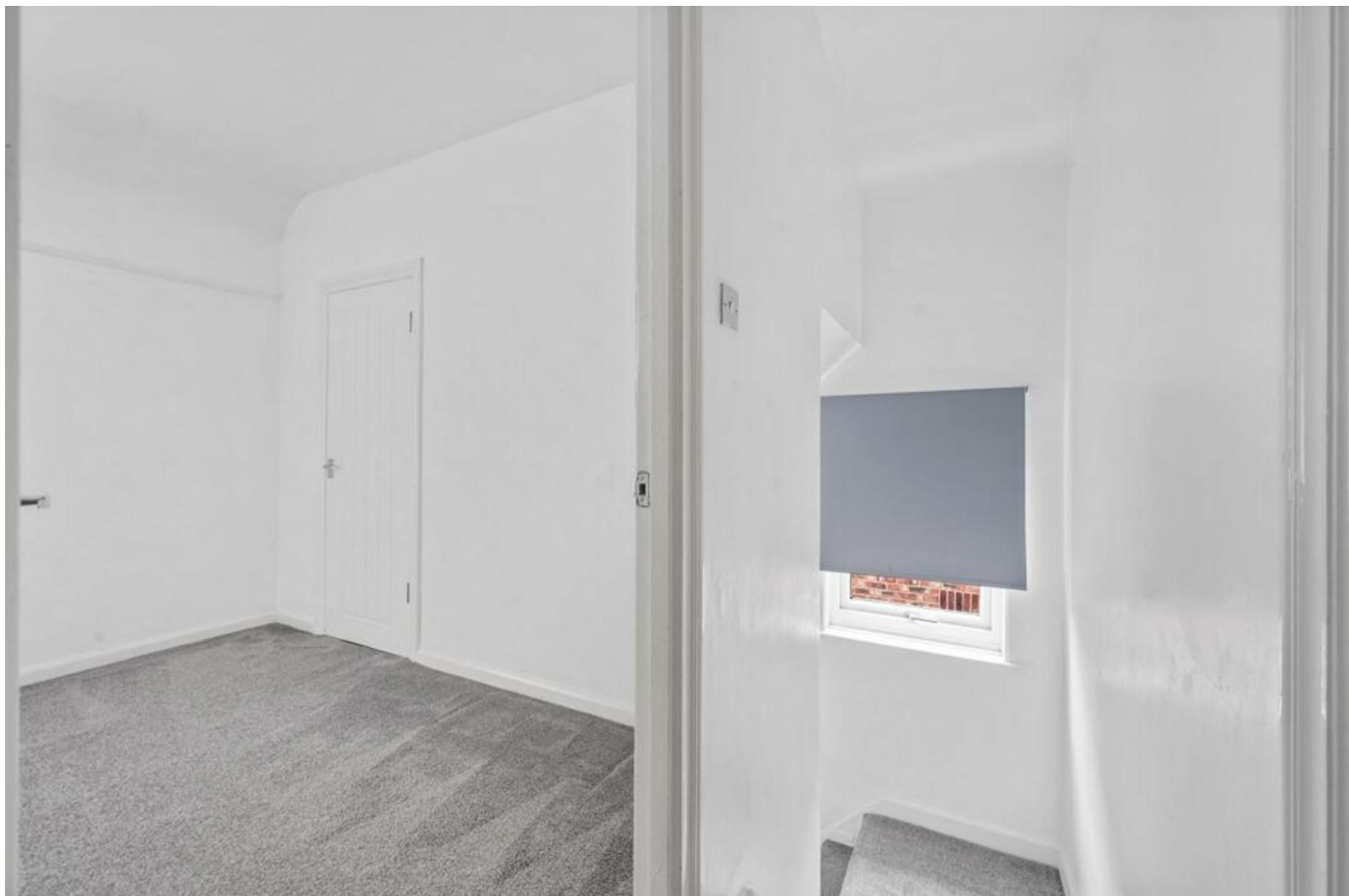
Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



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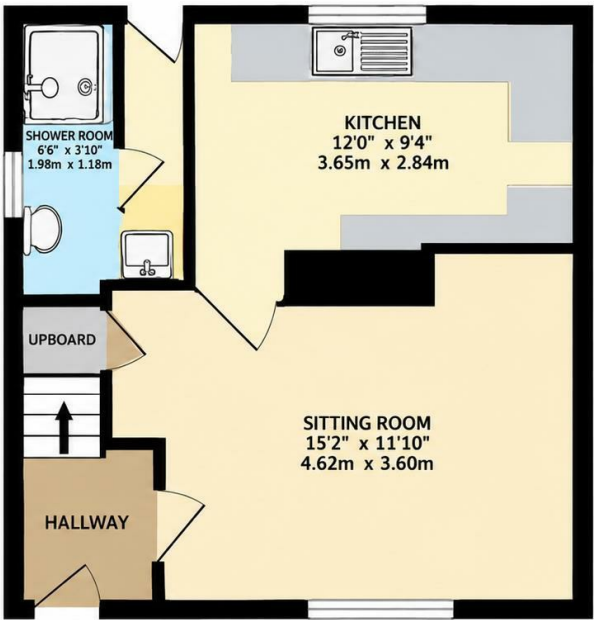
Call us on

0151 329 3313

prescot@brooksestateandlettings.co.uk

www.brooksestateandlettings.co.uk

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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