



MISTORIA
ESTATE AGENTS



17 Tressel Drive St. Helens

£1,195 Per

Mistoria Estate Agents are delighted to offer this well-presented three-bedroom semi-detached home, situated in the popular residential area of Sutton Manor, St. Helens.

Offering generous living space throughout, this property is ideal for families, couples, or professionals looking for a comfortable home in a convenient location.

The ground floor comprises a bright and spacious living room, a modern fitted kitchen with ample storage and workspace, and plenty of room for dining. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom.

To the rear, you'll find a private enclosed garden, providing an excellent space for relaxing, entertaining, or family activities. The property also benefits from double glazing and gas central heating throughout.



Disclaimer

Disclaimer: The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice







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/tenants are advised to recheck the measurements

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