



## Anderton Drive, Sutton, St Helen's

£1,550 PCM

Detached house, with detached garage and driveway parking! 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.

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

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

With local shops, supermarkets, retail parks, pubs & restaurants close by, everything you need is within easy reach. St Helen's 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 Alanson Street Primary School & St Cuthbert's High School, which are both within walking distance.



52 Anderton Drive, Sutton, St Helen's, WA9 3QG

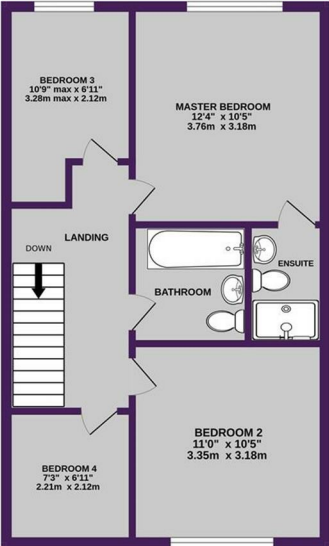
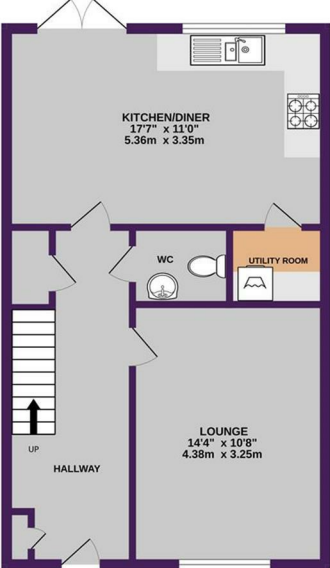
Anderton Green is more than just a place to live, it's a growing community. With the future opening of green spaces, sports pitches, cycleways & a playground at the development, you'll have fantastic outdoor amenities right on your doorstep.

Images and floorplan are demonstrative of this property type. The images and floorplan are therefore not plot or site specific and spec may vary slightly. Properties are let unfurnished.

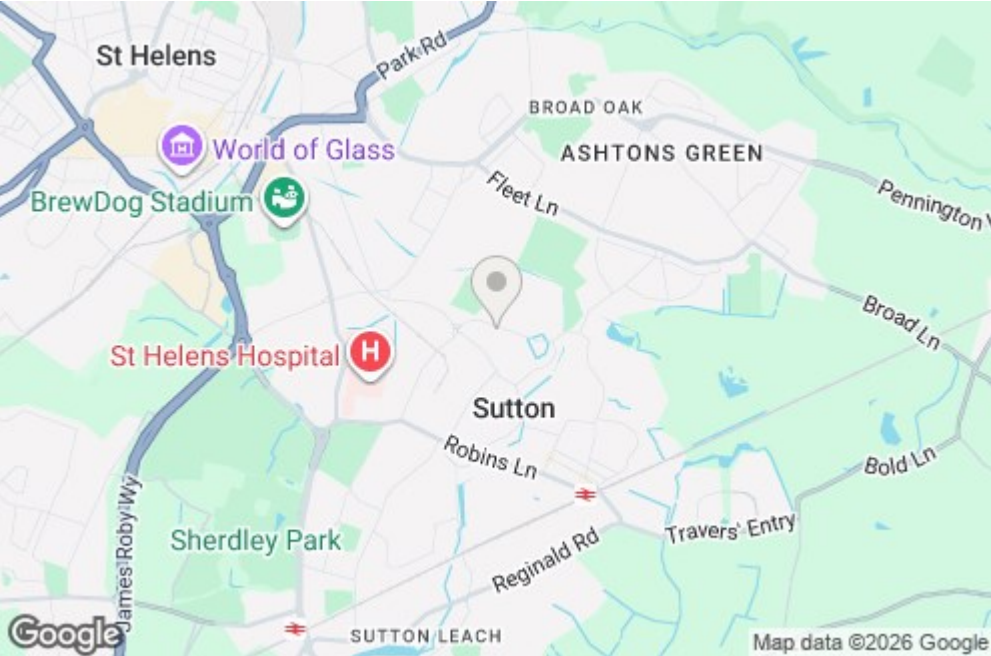


GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



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 6/2025



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
90	90	B	B