



40, Grafton Street, St. Helens, WA10 4HQ

£850 Per Month

*David
Davies* *Collection*

40, Grafton Street, St. Helens, WA10 4HQ

- EPC: D
- Holding Deposit Fee: £139.72
- Mid Terraced Property
- Stunning New Bathroom & Kitchen
- Additional Room To Master Bedroom
- Council Tax Band: A
- Two Double Bedrooms
- Fully Renovated Throughout
- New Carpets & Flooring Throughout
- Rear Yard

Ideally situated close to the excellent range of shops, amenities and everyday conveniences along Cambridge Road, this beautifully renovated mid-terrace home is offered to the rental market in true move-in ready condition.

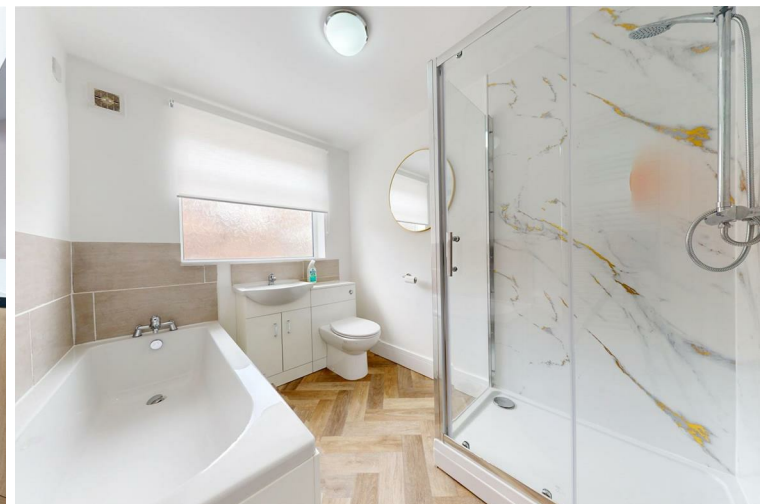
Having undergone a comprehensive refurbishment throughout, the property benefits from brand new flooring and carpets, fresh décor, a stylish contemporary kitchen, and an impressive four-piece family bathroom that is undoubtedly a standout feature of the home.

The accommodation briefly comprises a spacious open-plan living and dining room, leading through to the modern fitted kitchen and the stunning ground floor family bathroom. To the first floor are two generous double bedrooms, with the second bedroom providing access to a versatile additional room. This flexible space would make an ideal walk-in wardrobe, dressing room, home office or nursery, catering to a variety of lifestyles.

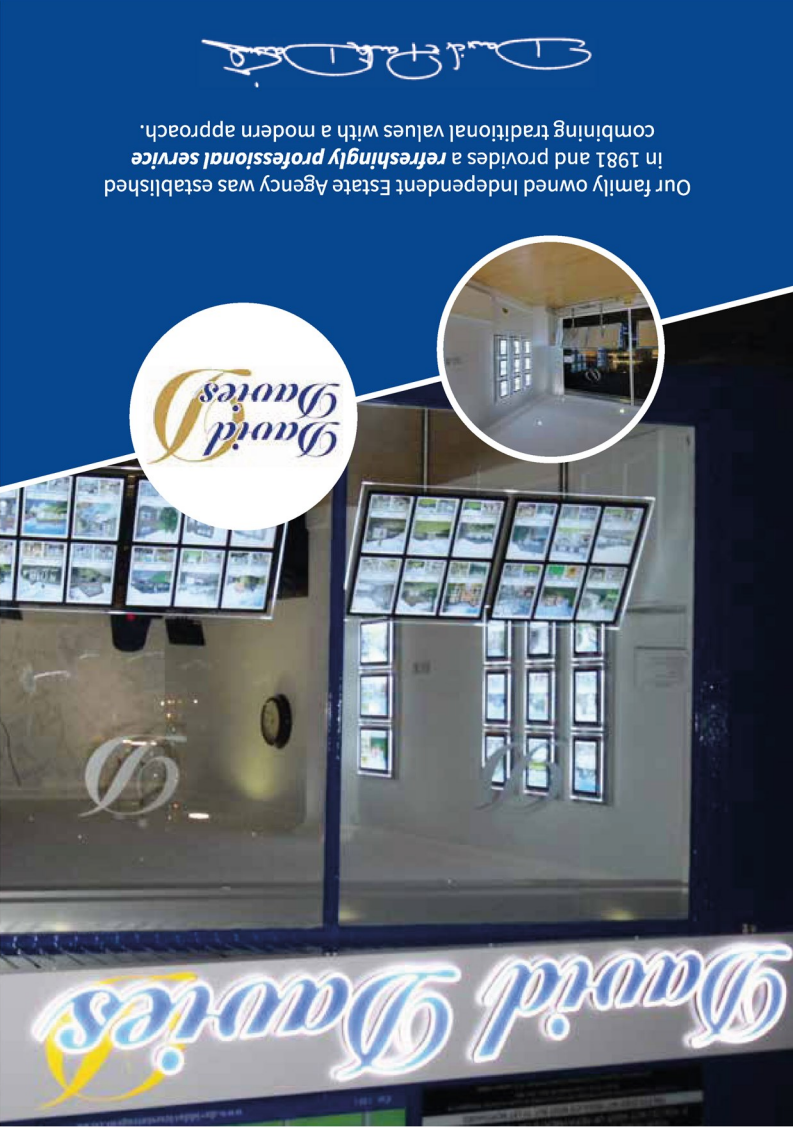
Externally, the property enjoys a low-maintenance rear yard, while unrestricted on-street parking is available to the front.

Finished to an excellent standard throughout and conveniently located within easy reach of local amenities, transport links and schools, this fantastic home is expected to attract strong interest. Early viewing is highly recommended.

EPC: D







Grafton Street
Total Approx. Floor Area 825 Sq.ft. (76.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

