

**TO LET**

71, Rivington Street, St. Helens, WA10 4BJ

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents



# 71, Rivington Street, St. Helens, WA10 4BJ

*Newly renovated two bed terrace home*



- Available to let for the very first
- Fully refurbished - back to brick
- Stylish new kitchen, bathroom & flooring
- Open plan design & two bedrooms
- Contemporary interior with a new build feel
- Fully enclosed rear yard
- Near Eccleston Village & Windle
- 599 SQ.FT.

Available for the very first time to let, this beautifully refurbished two bedroom terrace has undergone a complete back-to-brick renovation to create a home that feels more akin to a brand new build than a traditional terrace.

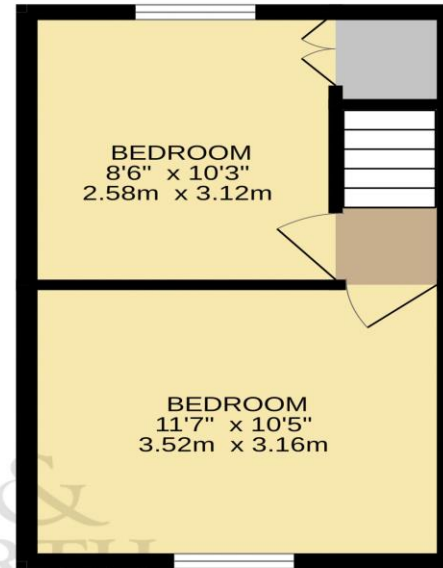
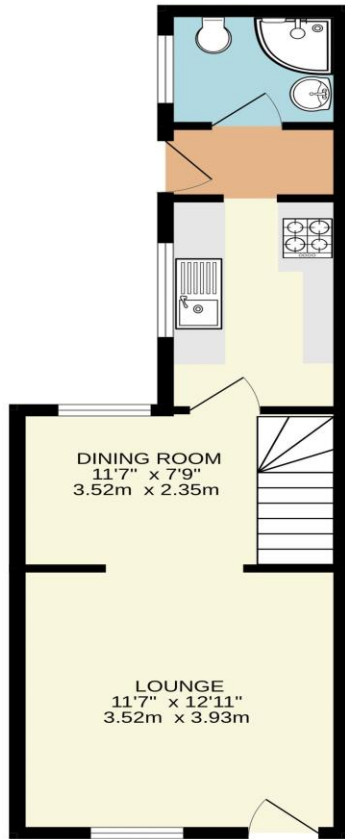
Every detail has been thoughtfully upgraded including all new electrics, central heating system, freshly plastered walls and ceilings, stylish new kitchen and bathroom, quality carpets and contemporary fixtures and fittings throughout. The result is a pristine, turnkey home offering a rare opportunity for tenants to enjoy a property that simply has not been lived in since its transformation.

Positioned on a pleasant residential street, the property enjoys an enviable setting right on the boundary of the highly sought after semi-rural village of Eccleston and the ever popular area of Windle. Residents benefit from an excellent range of nearby amenities including Taylor Park, independent shops, cafés, restaurants, supermarkets and leisure facilities, whilst also enjoying superb transport links and access to highly regarded local schools.

Offering stylish, low maintenance living in a superb location, this immaculate home is perfectly suited to professional couples, small families or downsizers seeking quality accommodation ready to move straight into.







TOTAL FLOOR AREA : 599 sq.ft. (55.6 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.  
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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

**Tenure** - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.




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