



## Sutton Heath Road, St. Helens, WA9 5HU

We are pleased to offer for let this three bedroom mid terrace property. The property is situated close to all local amenities and is within easy access to the St Helens Link Way offering further access to major motorway networks. The home is warmed throughout with gas central heating and benefits from being double glazed. The family home briefly comprises from entrance door leading into the through lounge/dining area, kitchen, inner hallway and bathroom all on the ground floor. To the first floor there are three bedrooms. To the exterior there is a rear yard. Early viewing is a must to avoid being disappointed.

- Mid Terrace
- Downstairs bathroom
- Gas central heating
- EPC Rating - D
- Through Lounge/Dining Area
- Rear Yard
- Local Amenities
- Three Bedrooms
- Double glazed
- Viewing Highly Recommended

**£750 Per Month**

**Lounge**

13'5" x 12'6" (4.09 x 3.81)

Double glazed window overlooking the front aspect, radiator and archway leading into the dining area.

**Through Dining Area**

13'5" x 8'2" (4.09 x 2.49)

Double glazed window overlooking the rear aspect, radiator, and stairs to first floor.

**Kitchen**

7'7" x 8'3" (2.31 x 2.51)

A range of fitted wall and base units, stainless steel sink unit, radiator, and door leading out into the rear garden.

**Groundfloor Bathroom**

Double glazed window to side aspect, tiled walls, and three piece bathroom suite consisting of panelled bath, pedestal hand wash basin, and wc.

**First Floor Landing**

Loft access.

**Bedroom One**

13'5" x 11'0" (4.09 x 3.35)

Double glazed window, and radiator.

**Bedroom Two**

7'9" x 9'9" (2.36 x 2.97)

Double glazed window, and radiator.

**Bedroom Three**

7'6" x 11'4" (2.29 x 3.45)

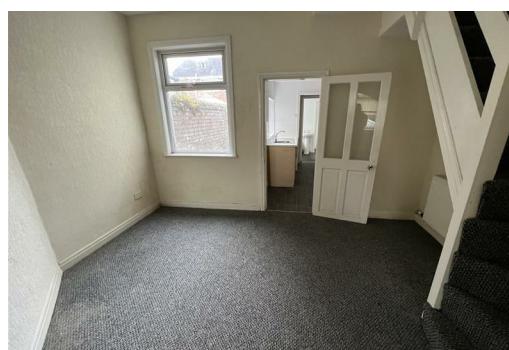
Double glazed window, and radiator.

**External**

Yard area to the rear with brick wall boundaries.

**Notice**

Please note the current pictures are from before the current tenant moved into the property.



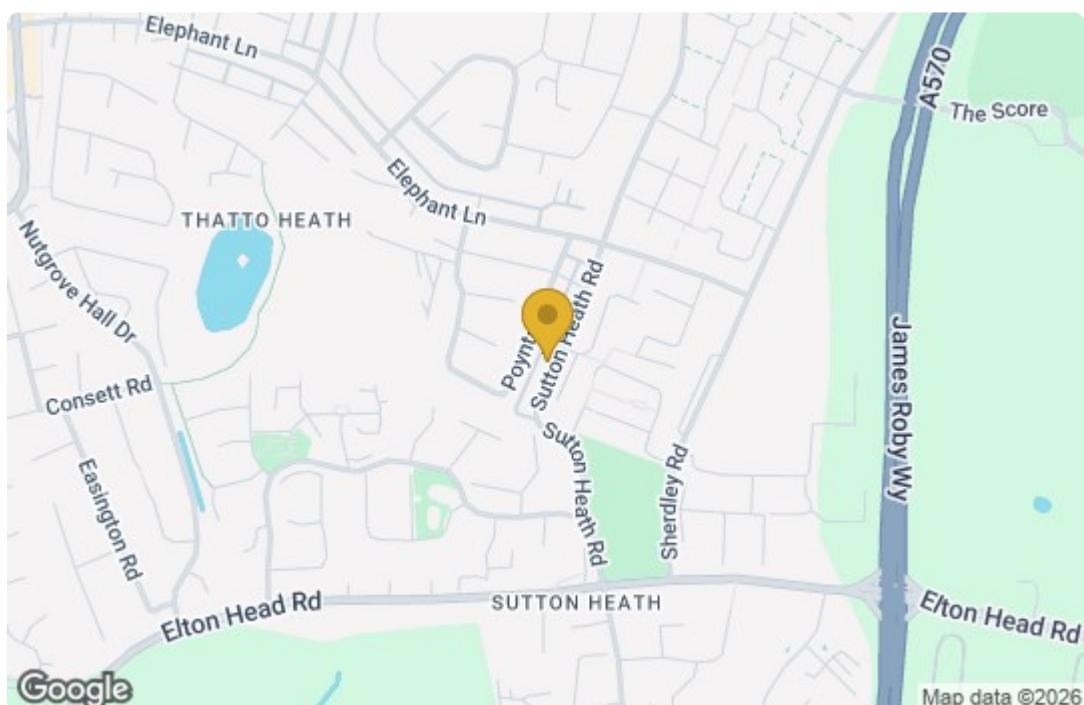


## GROUND FLOOR

## 1ST FLOOR



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 indicative 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	64
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		