



11, Bates Crescent, St Helens, WA10 3NL

£800 Per Month

*David
Davies* Collection



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- EPC - TBC
- Holding deposit £196
- Mid terrace
- Now available
- Council tax band A
- 3 bedroom
- Front and Rear garden
- Excellent location

Now Available To Let – this attractive and well-presented three-bedroom mid-terraced home occupies a sought-after position within the popular residential area of Thatto Heath.

Recently updated by the current owner, the property offers fresh, modern accommodation throughout and is ready for immediate occupation.

The accommodation briefly comprises an entrance porch, a spacious and welcoming living room, and a fitted kitchen to the rear. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom, providing practical and versatile living space ideal for couples, families, or professional tenants.

Externally, the property benefits from gardens to both the front and rear, offering outdoor space for relaxation and recreation.

Situated in the highly convenient location of Thatto Heath, between Rainhill and St Helens, the property enjoys excellent access to a wide range of local amenities, including shops, schools, transport links, and leisure facilities. Commuters will also appreciate the excellent road and rail connections to surrounding areas.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

EPC: TBC







Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Patrick Davies

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	