



31a Breccia Gardens, St. Helens, WA9 1SB

Offers in excess of £100,000

Welcome to this exquisite two-bedroom, two-bathroom apartment located in the desirable Breccia Gardens, St. Helens. This purpose-built residence, constructed between 2000 and 2009, is situated on the second floor and boasts a larger-than-average reception area, providing ample space for relaxation and entertaining.

Upon entering, you will be greeted by a fully and tastefully modernised interior, showcasing quality materials that enhance the overall aesthetic. The apartment features two well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom, ensuring privacy and convenience. The second bathroom is equally well-appointed, catering to both residents and guests alike.

One of the standout features of this property is its private access to the building, offering an added sense of security and exclusivity. The location is particularly handy, providing easy access to local amenities and transport links, making it an ideal choice for both professionals and families.

Additionally, the apartment comes with parking, a valuable asset in this sought-after area. The modernisation includes a new heating system, ensuring comfort throughout the seasons.

This apartment is a perfect blend of style, comfort, and practicality, making it an excellent opportunity for those seeking a contemporary living space in St. Helens. Do not miss the chance to make this stunning property your new home.

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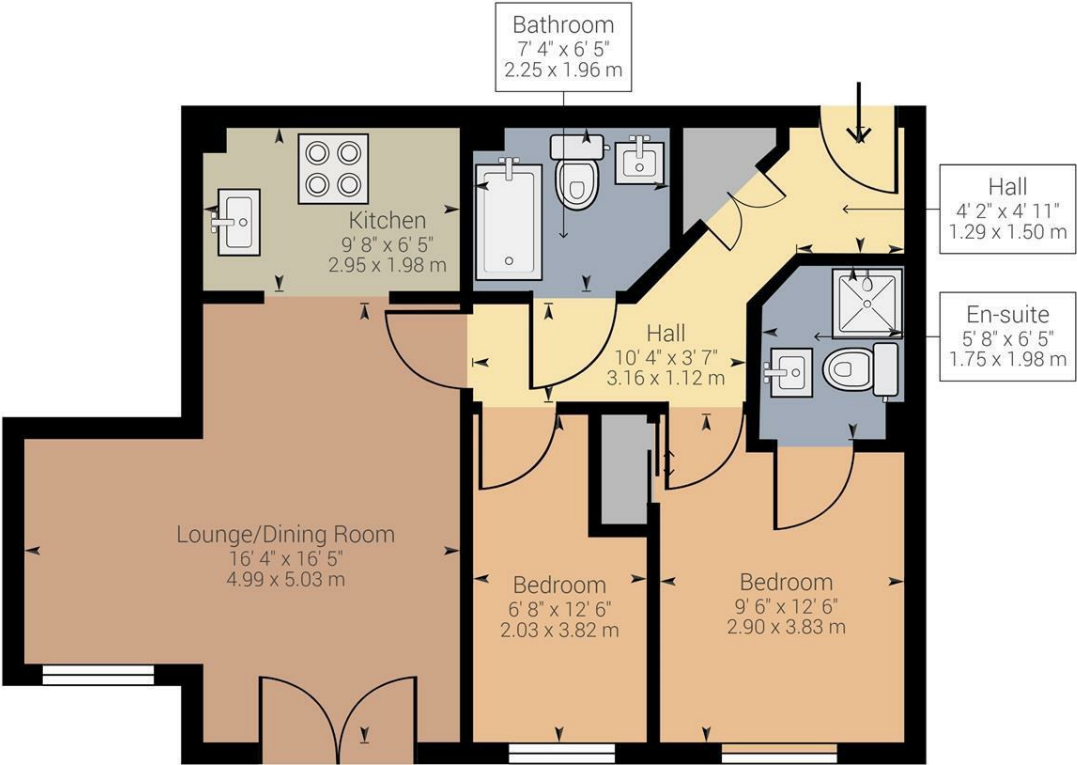
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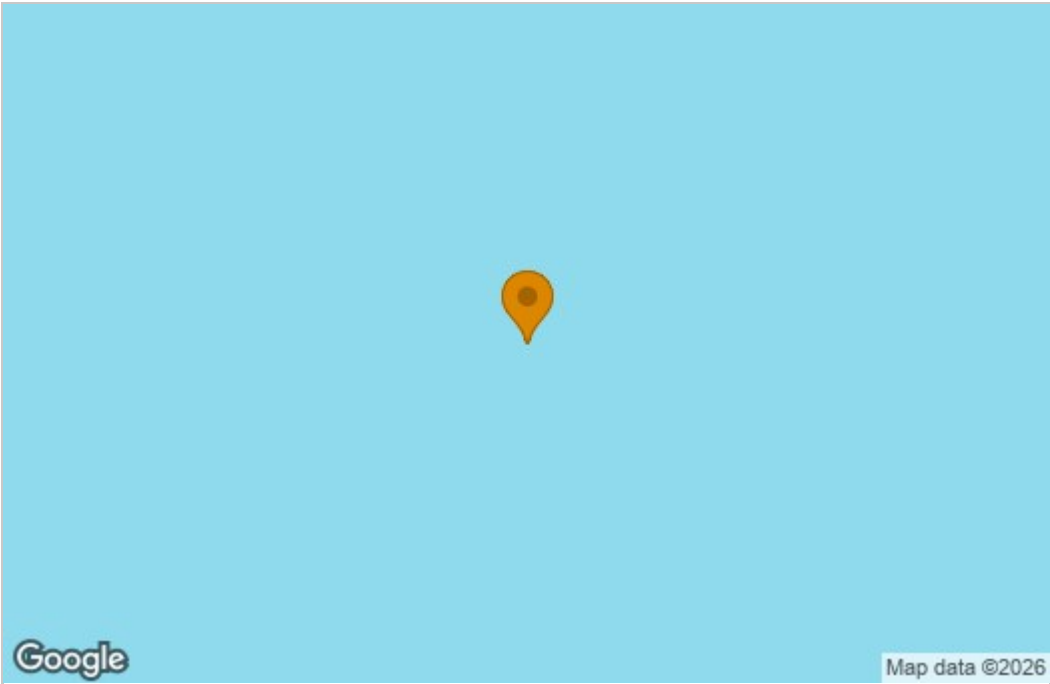
Floor Plan



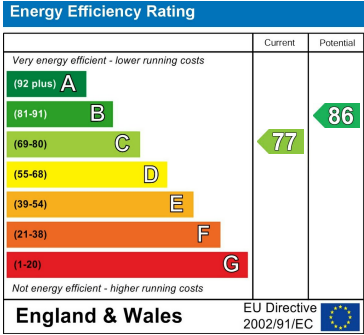
Approximate net internal area: 655.30 ft² / 60.88 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Area Map



Energy Efficiency Graph



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