



**169, Nutgrove Road, St. Helens, WA9 5JH**

**£750 PCM**

*David  
Davies* **D** *Collection*

## 169, Nutgrove Road, St. Helens, WA9 5JH

- EPC: D
- Council Tax Band: A
- Holiday Deposit Fee: £161.53
- Two Double Bedrooms
- Mid Terraced Property
- New Carpets Throughout
- Freshly Painted
- Stunning Modern Bathroom
- Off Road Parking To The Rear
- Entrance Porch

Now available to let is this attractive and well-presented two-bedroom mid-terraced home, ideally located within the popular residential area of Nutgrove. Recently purchased, the property has been refreshed throughout with new carpets and redecoration, offering a clean, modern finish ready for immediate occupation.

The accommodation briefly comprises, to the ground floor, an entrance porch, a comfortable living room, and a fitted kitchen to the rear. To the first floor, there are two well-proportioned bedrooms and a modern family bathroom, providing practical and well-balanced living space.

Externally, the property benefits from a front garden, while to the rear there is a private garden area along with allocated parking accessed via a gated alleyway. The outdoor space offers flexibility for tenants, whether for parking or additional garden use.

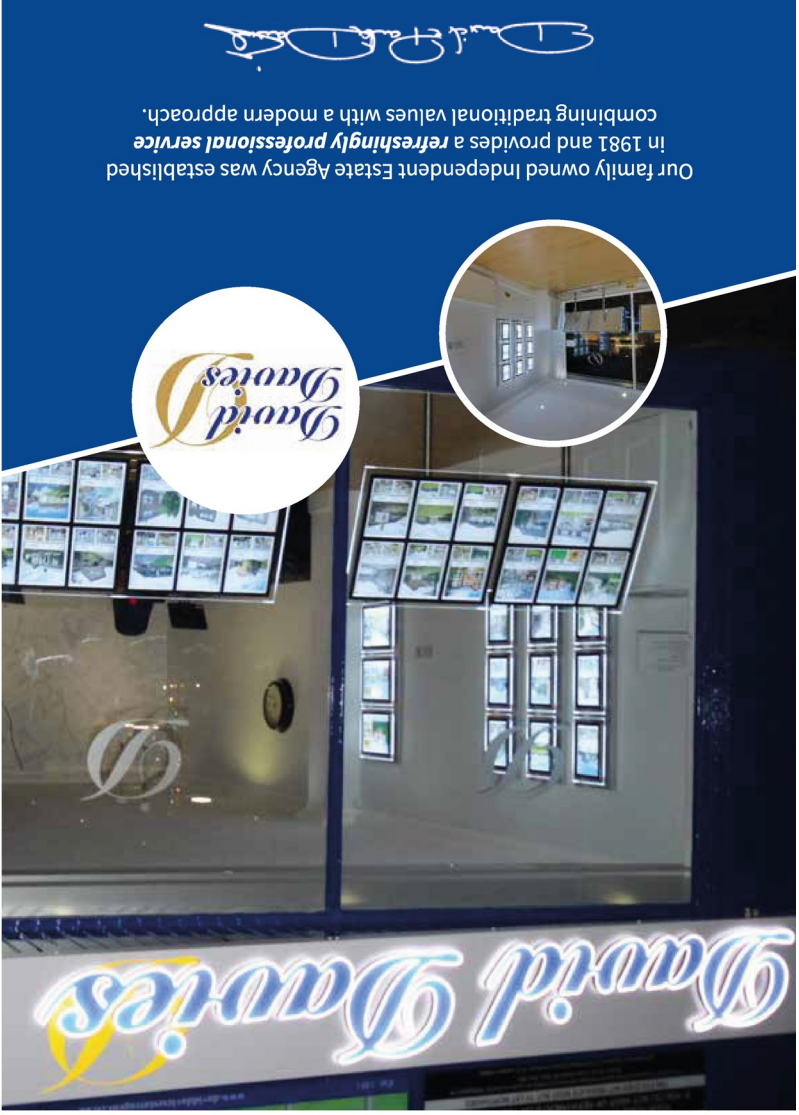
Situated in Nutgrove, a highly convenient location between Rainhill and St Helens, the property is within easy reach of a wide range of local amenities, including shops, schools, and parks. Thatto Heath Train Station is also nearby, offering excellent transport links into Liverpool and surrounding areas, making it ideal for commuters.

This well-maintained home is perfectly suited to professionals, couples, or small families seeking a property in a well-connected and established location. Early enquiry is highly recommended.

EPC: D







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*David Davies*

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