



# RIDGEWAY

RESIDENTIAL SERVICES



**£750 Per Month**

7 Gorse Lane, Clock Face, St Helens, WA9 4XA

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Nestled in the heart of St. Helens, this charming 2-bedroom terraced house offers an ideal blend of modern living and traditional charm. Situated on a quiet residential street, the property boasts a sleek and stylish façade with well-maintained brickwork and contemporary accents.

Upon entering, you are welcomed into a beautifully presented home that has been refurbished to a high standard throughout. The ground floor features a spacious and inviting living area, perfect for relaxation and entertaining. The modern kitchen is well-appointed with high-quality fittings and finishes, providing ample space for meal preparation and dining.

Upstairs, the property comprises two generously sized bedrooms, each offering plenty of natural light and comfortable living space. The contemporary bathroom is elegantly designed, featuring modern fixtures and fittings.

One of the standout features of this property is the off-road parking, a rare and valuable asset for a terraced house in this area. This provides convenience and peace of mind for homeowners and visitors alike.

Additionally, the property is equipped with solar panels, enhancing energy efficiency and reducing utility costs.

This home is perfect for first-time buyers, young families, or those looking to downsize without compromising on quality or location. With excellent local amenities, schools, and transport links nearby, this property offers both comfort and convenience.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	
(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		

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