

Ascend

Built on higher standards



40 Anderton Drive St Helens WA9 3QG

- Four bedroom semi-detached
- Downstairs WC
- Unfurnished
- 1099 Sq. ft.
- Two bathrooms
- Brand New Home!
- Local amenities
- Driveway Parking for 2 vehicles

£1,450 PCM



The Lydford is the perfect 4-bedroom family home thanks to its thoughtful design & spacious layout!

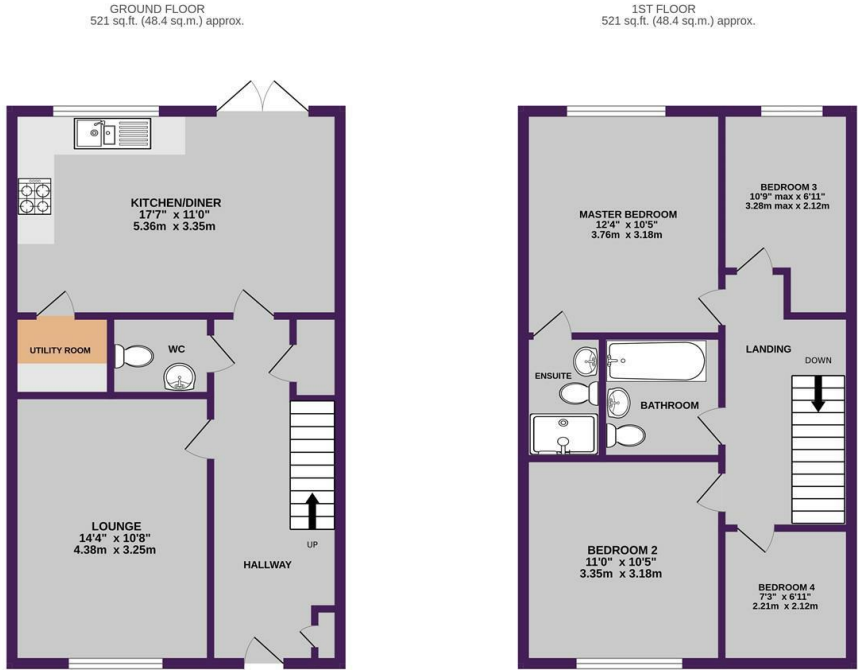
Step inside to a bright, welcoming hallway, complete with an under-stairs cupboard to keep coats & shoes neatly tucked away. The heart of the home is the open-plan kitchen & dining area, ideal for family teatime or having friends over. With French doors leading to the garden, it's also perfect for summer BBQs or letting in some fresh air on a sunny day. Plus, a downstairs WC and separate utility room just add to the home's convenience.

The separate living room offers a cosy retreat and a great place for family movie nights or unwinding with a good book. Upstairs, four well-sized bedrooms provide flexible living spaces, with the main bedroom featuring its own en-suite for that extra sprinkle of comfort. There's also a separate family-sized bathroom with a bath & overhead shower.

That's not all, this home also comes with a front & rear garden and a private driveway.


With local shops, supermarkets, retail parks, pubs & restaurants close by, everything you need is within easy reach. St Helens town centre is only two miles away, offering a vibrant high street with bars, shops, a cinema, theatre & train station – something for everyone!

For those commuting or exploring further afield, you'll have easy access to Liverpool and Manchester by car or public transport. Families will appreciate being within walking distance of well-regarded local schools, including Allanson Street Primary School & St Cuthbert's High School, which are both within walking distance.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 sq.m.) approx.
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 illustrative 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.
Made with Metropix i2D5.

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A		90	90	
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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