



SIMPLE LIFE

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## Olive Mount, St. Helens, WA9

£1,195 PCM

Simple Life's Abbotsfield is a fantastic development of 102 properties 3 miles from the centre of St Helens.

The Weaver UP is a beautifully designed, 3 bedroom family home. The downstairs offers an open plan kitchen/dining area with a range of contemporary fitted cabinets with integrated appliances. To the rear of the house the living room has a set of French windows which overlook and open onto the back garden, creating a light and spacious environment.

The Weaver UP includes an underpass, which means that there is a little extra space to the upstairs of the property, which features a large master bedroom with en-suite shower room, two further bedrooms to the front of the house, plus an additional family bathroom, offering the perfect space for young couples and families alike.

A thriving town, St Helens benefits from excellent retail and leisure opportunities whilst being within 25 miles of Manchester and 12 of Liverpool and Warrington.

The train station is a 7 minute walk from the site providing direct services to Liverpool and Manchester, ideal for commuters. Ravenshead Retail Park is just 6 miles away, with the Sherdley Park nearby too for those who are after a bit of time with nature.

Abbotsfield is also well placed for excellent school places, with 14 primary and secondary schools within 3 miles rated Outstanding or Good by Ofsted, including Mill Green School, Parish Church of England Primary School, and Allanson Street Primary School.

For houses to rent in St Helens, use postcode WA9 4JB to reach Abbotsfield, on the corner of Reginald Road and Bold Road.

Deposit £1370  
Holding Deposit £270  
Council Tax B  
Unfurnished  
Available 27th February 2026

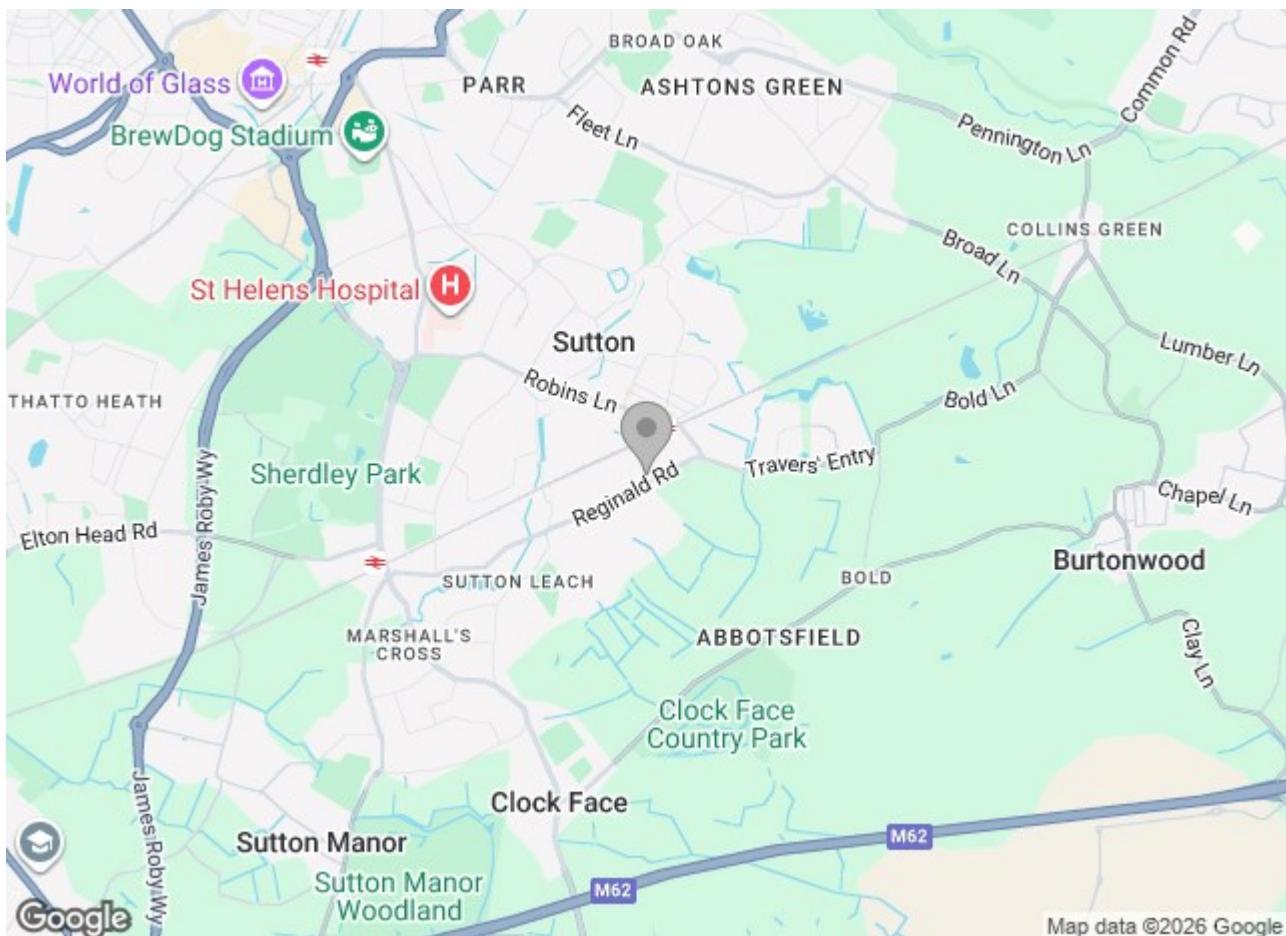




## Key Features

- Private driveway
- Fitted wardrobes to master bedroom
- Washing/drying machine
- Light wash wood effect flooring
- Light grey carpets in the bedrooms and stairs
- Security alarm system
- Dishwasher
- White blinds in bedrooms
- Light wood or white interior doors
- Patio area in the private back garden

## Location



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