



**6, Seaton Grove, St. Helens, WA9 5LP**

**£1,200 PCM**

*David  
Davies*  *Collection*

## 6, Seaton Grove, St. Helens, WA9 5LP

- EPC: C
- Council Tax Band: C
- Holding Deposit Fee: TBC
- Three Bedroom Semi Detached
- Newly Renovated Throughout
- Never Used Kitchen & Bathroom
- Brand New Carpets & Flooring
- Two Reception Rooms
- Ground Floor WC
- Large Rear Garden

David Davies Sales & Lettings are delighted to present to the rental market this beautifully renovated three-bedroom semi-detached home, situated on the popular Seaton Grove in St Helens. Finished to an exceptional standard throughout, the property has been completely refurbished with everything brand new, offering stylish and modern living ready for immediate occupation.

Externally, the property benefits from excellent kerb appeal with a driveway providing off-road parking for at least two vehicles. Internally, the home has undergone extensive improvements including new windows, flooring throughout and a newly installed boiler, ensuring comfort and efficiency for future tenants.

The ground floor begins with an entrance porch leading into a welcoming hallway with staircase access and a convenient under-stairs WC. To the front of the property is a spacious living room featuring a bay-fronted window which fills the room with natural light. To the rear is an additional reception room with French doors opening directly onto the rear garden, creating a bright and versatile space ideal for relaxing or entertaining. Completing the ground floor is a stunning newly fitted modern kitchen, finished with contemporary units and an integrated oven.

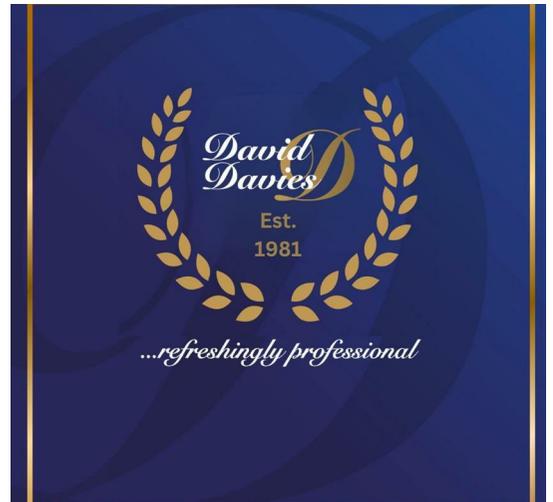
To the first floor, the landing provides access to three generous bedrooms along with a beautifully appointed modern family bathroom, finished with stylish fittings and a contemporary design.

Externally to the rear is a large private garden, which is currently undergoing finishing touches including further landscaping and grass seeding, ensuring it will be ready to enjoy for the summer months and provide a fantastic outdoor space for tenants.

This exceptional property offers modern, high-quality living in a popular residential location and early viewing is highly recommended.

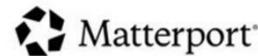
EPC: C







GROSS INTERNAL AREA  
 FLOOR 1 41.3 m<sup>2</sup> FLOOR 2 37.1 m<sup>2</sup>  
 TOTAL : 78.4 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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*David Paul Davis*

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>				(81-91) <b>B</b>		
	(69-80) <b>C</b>				(69-80) <b>C</b>		
	(55-68) <b>D</b>				(55-68) <b>D</b>		
	(39-54) <b>E</b>				(39-54) <b>E</b>		
	(21-38) <b>F</b>				(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)  
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