



20, Lee Street, St. Helens, WA9 3LJ

£700 PCM

*David  
Davies* Collection





**20, Lee Street, St. Helens, WA9 3LJ**

- EPC: D
- Holding Deposit Fee: £173.07
- Recently Redecorated Throughout
- Rear Kitchen & Large Modern First-Floor Bathroom
- Good-Sized Low-Maintenance Rear Yard
- Council Tax Band: A
- Two-Bed Terraced Property
- Open-Plan Living Room Through Dining Room
- Two Spacious Bedrooms
- Plenty of Off-Street Parking at the Front

We are delighted to bring to the rental market this lovely two-bedroom mid-terraced property, positioned in a convenient and popular residential location. Recently redecorated throughout, the home is move-in ready.

The accommodation briefly comprises an entrance vestibule leading into a bright and welcoming living room, which flows seamlessly into the dining area, offering an excellent open-plan feel. To the rear sits a well-proportioned kitchen, with access out to the yard.

To the first floor, the property boasts a large modern bathroom and two spacious bedrooms, both neutrally finished and ready for personal touches.

Externally, there is a good-sized rear yard, perfect for low-maintenance outdoor space, and the front of the property benefits from plenty of off-street parking, a rare advantage for the area.

EPC: D









While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not shown to be guaranteed as to their quantity or efficiency can be given. (Please note: dimensions are approximate)

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*David Davies*

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| Energy Efficiency Rating                    |                         | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (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 <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 |                         |         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |         |           |

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