



**30, Owen Street, Toll Bar, WA10 3DW**

**£850 PCM**

*David  
Davies* *Collection*

## 30, Owen Street, Toll Bar, WA10 3DW

- EPC: C
- Holding Fee: - £196.15
- Modern Reception Room
- Two Bedrooms
- Rear Yard & Parking To The Rear
- Council Tax Band: A - St Helens
- End Terraced House
- Spacious Kitchen With Integrated Oven & Hob
- Newly Fitted First Floor Bathroom
- Great Location

We are delighted to present to the rental market this beautifully maintained two-bedroom end-terrace property, situated in the highly sought-after and rarely available location of Owen Street.

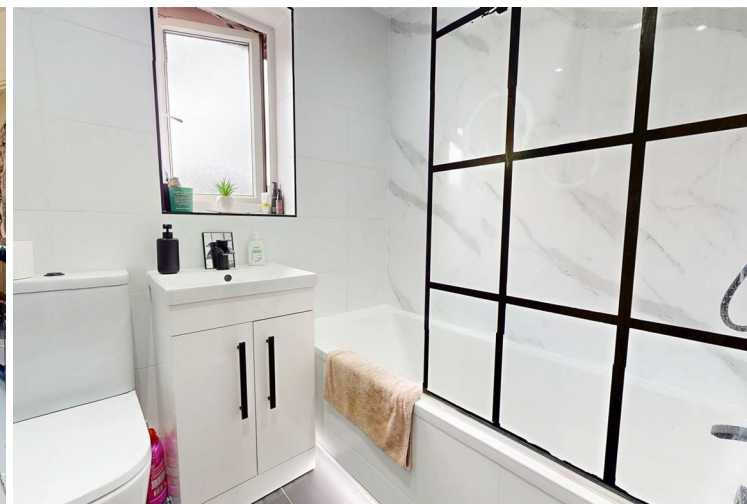
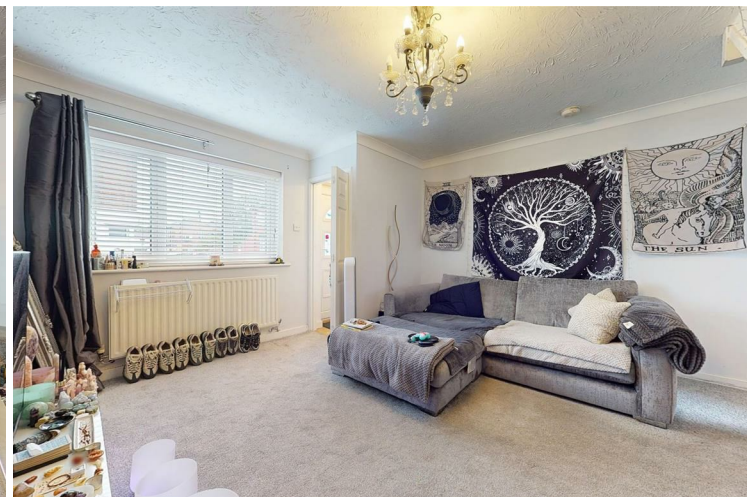
The ground floor briefly comprises a stylish and welcoming lounge, alongside a modern kitchen featuring an extensive range of wall and base units, solid work surfaces, and a dining area. A UPVC door provides access to the rear garden, which also offers a fantastic private off-road parking area secured by double gates. Offering well-presented accommodation throughout, the property benefits from gas central heating and UPVC double glazing.

To the first floor are two well-proportioned bedrooms and a brand-new contemporary bathroom suite, recently fitted and comprising a bath with shower facilities.

Externally, the property enjoys a private gated front garden with steps leading to the entrance, while roadside parking is available to the front.

Ideally located close to a range of local amenities, the property is within easy reach of well-regarded primary schools and the popular Taylor Park. Excellent transport links provide convenient access to Liverpool, Manchester, and surrounding areas, making this an ideal home for commuters and families alike.

EPC: C









Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Patrick Davies*

