



54, Fleet Lane, Parr, WA9 1SX

Asking Price £100,000

David
Davies
Collection

54, Fleet Lane, Parr, WA9 1SX

- Sold With Tenant In Situ
- Council Tax Band: A
- Leasehold - 931 Years Remaining
- EPC: C
- Large Open Plan Reception Room
- Two Double Bedrooms
- Ground Floor Shower Room
- Great Transport Links

SOLD WITH TENANT IN SITU - INVESTMENT PURCHASERS ONLY

We are pleased to present this well-maintained two-bedroom mid-terraced property, ideally situated in a convenient and established residential area of St Helens. Recently refreshed with newly painted interiors throughout, this home offers spacious and practical accommodation, making it an ideal rental.

Upon entry, you are welcomed into a handy entrance porch, providing a useful buffer from the elements and leading directly into the main living space. The generous open-plan reception room spans the depth of the property and is thoughtfully arranged to offer distinct areas for both lounging and dining. Large windows to the front and rear ensure the space is flooded with natural light, while the neutral décor creates a modern and inviting atmosphere ready for personal touches.

To the rear of the ground floor is a well-appointed fitted kitchen, offering a good range of base and wall units, worktop space, and provisions for essential appliances. Beyond the kitchen lies the stylish ground floor shower room, featuring contemporary tiling, a walk-in shower, low-level WC, and wash basin – all finished to a modern standard.

To the first floor are two generously sized double bedrooms, each offering ample space for bedroom furniture, storage, or home office setup. Both rooms continue the clean, neutral finish seen throughout the property, ensuring a move-in ready experience.

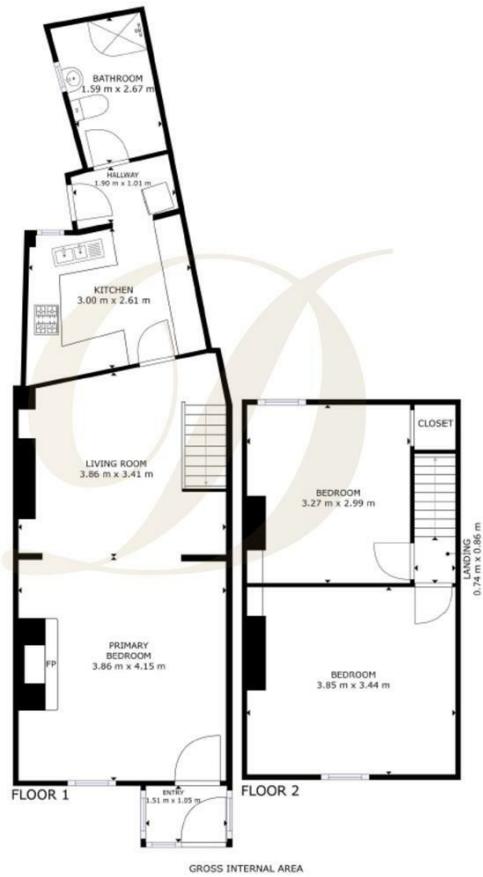
Externally, the property benefits from a low-maintenance rear yard, ideal for outdoor seating or utility storage. The front is enclosed by a low brick wall, enhancing the property's kerb appeal and providing an added sense of privacy and security.

Located close to a range of local amenities, schools, and excellent transport links—including easy access to St Helens town centre—this is a fantastic opportunity to acquire a smartly presented home in a well-connected area.

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.

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	73
(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	87
(81-91) B	73
(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	

Information on tenant permitted fee's can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant

22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk

