



27, Pilkington Street, St. Helens, WA11 8HG

**£825 PCM**

New to the rental market is this semi detached home on a wonderful plot brought to market by David Davies. The house is of a good size, and the plot it sits on, really does lend itself to a family. The gardens to front, side and rear will be thoroughly enjoyed by children with such outside space to securely play outside in on those warm Summer months.

The property itself briefly comprises; Entrance porch, hall with stair access, living room, kitchen, dining area, lean to conservatory and a ground floor cloakroom/WC.

To the first floor are three bedrooms and a white suite bathroom.

There is a driveway leading to the detached garage to the front, and the gardens are a mixture of lawn and patio areas.

Homes like this don't come to market too often, so please call our Lettings team in our Rainford office today for more information.

EPC:D

'Further Information maybe available on this property, please speak to our team'

## MAKING MORTGAGE ADVICE SIMPLE

Speak to one of our advisers on  
**01744 885555**

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& mortgage specialists

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### The property briefly comprises:

#### Tenant & Guarantor Information

All Rental Properties are offered on an initial 6 months 'Assured Shorthold Tenancy Agreement' Unless otherwise stated. We require all prospective tenants to provide Guarantors for all Properties. Suitable applicants are required to have a combined minimum income of 2.5 times the annual rent to meet our affordability checks Guarantors require 3 times the annual rent in order to meet our affordability checks  
Further checks are also required  
Only BACS transfers are accepted  
Credit card payment are NOT accepted.

#### Tenant Holding Fee

A holding fee is to be payable at the start of the online application process. This is the equivalent of 1 weeks rent and will be deductible against the first months rental payment.  
This fee is non refundable in the event that information provided within the application is not correct or accurate or you choose to withdraw from applying for the property.  
The fee is REFUNDABLE should the landlord no longer proceed with your application.  
Please ensure you disclose any adverse credit on all applications.

#### Additional Pet Information

For any interested party wishing to apply for this property there is an additional £20 per month rent payable for each pet. Subject to agreement with the landlord.  
This additional rent would then be reflected in the 5 weeks deposit required.

#### White Goods Notice

Any free-standing white goods left at the Property do not form part of the property. The Landlord does not accept any liability or responsibility for their maintenance or replacement and are left for the ingoing Tenant as a gesture of goodwill.



Additional property information is available from our office Information on tenant permitted fee's can be accessed via the link below

[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)