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### **Doulton Street, St. Helens, WA10 4NU**

We are pleased to announce for let this two bedroom mid terraced property which benefits from gas central heating and being UPVc double glazed and briefly comprises of: vestibule, lounge, kitchen, inner hallway, and bathroom to the ground floor. To the first floor are two good sized bedrooms. Externally the property has a rear yard. Viewing is highly recommended to appreciate the condition and can be arranged through our office or by calling 01744 24341.

- Mid Terraced House
- Gas Central Heating
- Close to Town Centre
- Two Bedrooms
- UPVc Double Glazed
- Viewing Highly Recommended
- One Reception Room
- Grounfloor Bathroom
- EPC: D

**£750 Per Month**

## 44 Doulton Street, St. Helens, WA10 4NU

### Entrance Vestibule

UPVc Door to front aspect.

### Lounge

12'9" x 11'8" (3.90 x 3.56)

UPVc double glazed window to front aspect, and radiator.

### Kitchen

11'5" x 7'11" (3.50 x 2.42)

UPVc double glazed window to rear aspect, range of wall and base units, stainless steel sink unit with mixer tap, integral gas hob and electric oven with over head extractor fan, part tiled walls, and radiator.

### Inner Hallway

UPVc double glazed door to yard and stairs to first floor.

### Family Bathroom

7'7" x 5'3" (2.32 x 1.61)

UPVc double glazed window to side aspect, low level wc, pedestal hand wash basin, panelled bath with shower over, part tiled walls, radiator, and plumbed for automatic washing machine.

### First Floor Landing

Loft access.

### Bedroom One

11'9" x 11'0" (3.59 x 3.37)

UPVc double glazed window to front aspect and radiator.

### Bedroom Two

9'10" x 8'8" (3.00 x 2.65)

UPVc double glazed window to rear aspect, and radiator.

### External

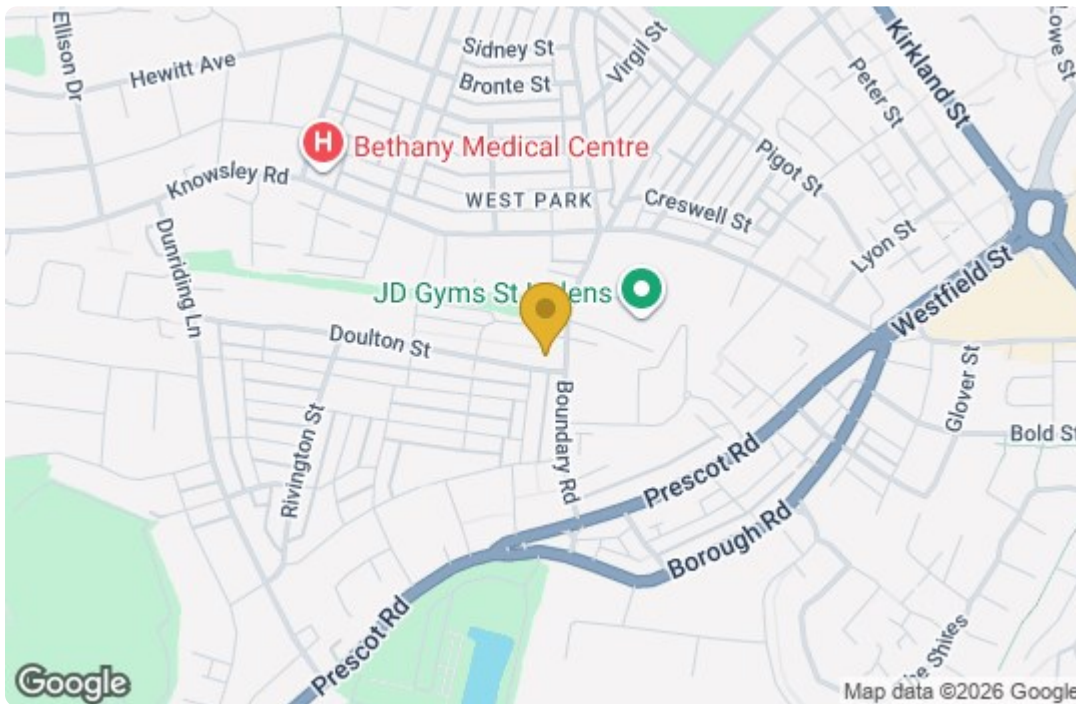
Yard area which is mainly flagged with brick wall boundaries and gate access to alleyway.

### Notice

Please note the pictures are from before the current tenant moved in to the property.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	