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### **Dunriding Lane, St. Helens, WA10 4BB**

We are pleased to offer for rent this two bedroom first floor apartment situated in a purpose built block of 6 fronting onto Dunriding Lane, convenient for all local amenities including many reputable schools and within easy access of St Helens town centre and the East Lancashire Road making it ideal for commuters. The accommodation briefly comprises; entrance hallway, lounge with open plan kitchen area, two bedrooms and family bathroom. The property benefits from gas central heating, double glazing, a communal garden and parking. Viewing is highly recommended and can be arranged via our office or by calling 01744 24341.

- |                                |                            |                 |
|--------------------------------|----------------------------|-----------------|
| ■ Modern First Floor Apartment | ■ Open Plan Lounge/Kitchen | ■ Two Bedrooms  |
| ■ Family Bathroom              | ■ Gas Central Heated       | ■ Double Glazed |
| ■ Communal Garden              | ■ Parking                  | ■ A Must View   |
| ■ EPC Rating: B                |                            |                 |

**£750 Per Month**

## 62e Dunriding Lane, St. Helens, WA10 4BB

### Hallway

Providing access to the open plan lounge/kitchen, bedrooms and bathroom. Loft access.

### Open Plan Lounge/Kitchen

16'8 x 16'0 (5.08m x 4.88m)

Double glazed French doors to the front aspect filling the room with natural light, panelled radiator. Fitted kitchen with co-ordinated work tops, stainless steel sink unit, plumbed for automatic washing machine, gas hob/oven, cooker hood, part tiled walls.

### Bedroom One

15'3 x 12'5 (4.65m x 3.78m)

Window - rear aspect, panelled radiator.

### Bedroom Two

10'1 x 8'3 (3.07m x 2.51m)

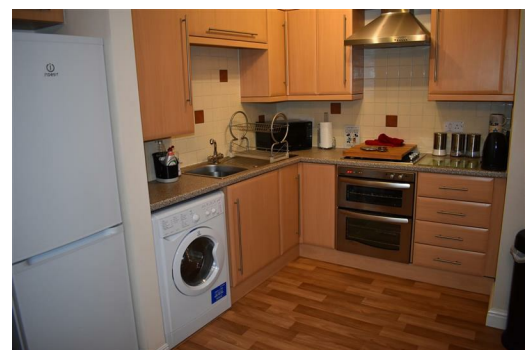
Window - front aspect, panelled radiator.

### Bathroom

White suite - panelled bath with mixer tap, shower over, low level w.c. pedestal wash hand basin, heated towel rail, tiled walls.

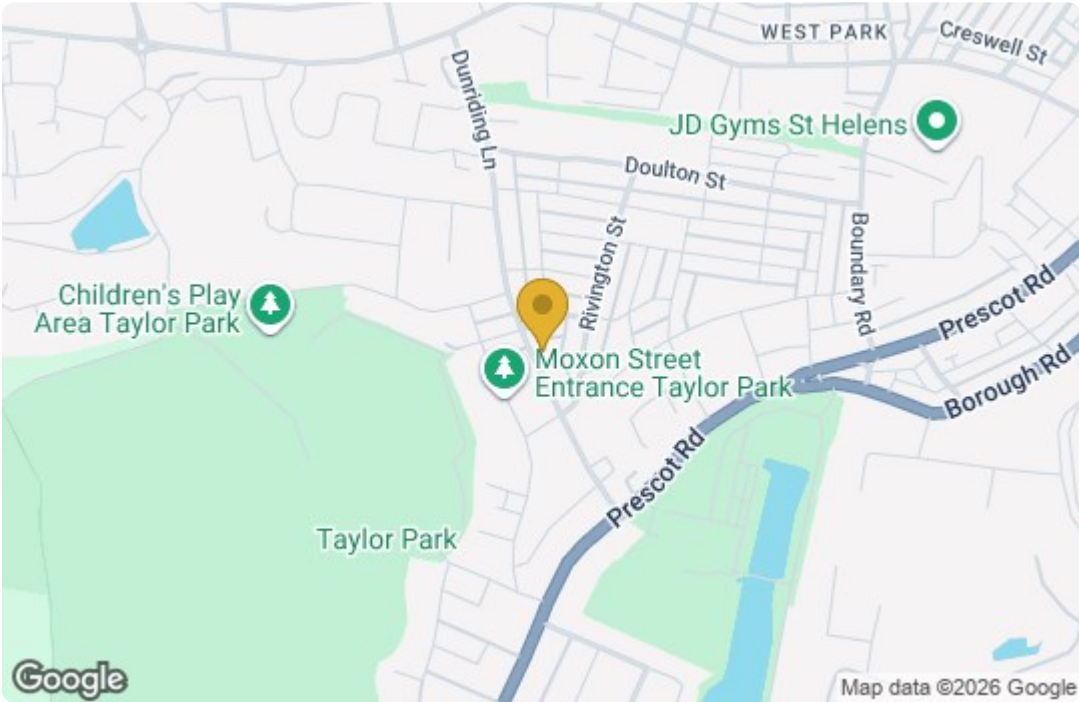
### External

Allocated parking to the rear and communal gardens to the front









| Energy Efficiency Rating                                        |           |                                                                                       |
|-----------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------|
|                                                                 | Current   | Potential                                                                             |
| Very energy efficient - lower running costs                     |           |                                                                                       |
| (92 plus) <b>A</b>                                              | <b>82</b> | <b>82</b>                                                                             |
| (81-91) <b>B</b>                                                |           |                                                                                       |
| (69-80) <b>C</b>                                                |           |                                                                                       |
| (55-68) <b>D</b>                                                |           |                                                                                       |
| (39-54) <b>E</b>                                                |           |                                                                                       |
| (21-38) <b>F</b>                                                |           |                                                                                       |
| (1-20) <b>G</b>                                                 |           |                                                                                       |
| 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) <b>A</b>                                              |           |                                                                                       |
| (81-91) <b>B</b>                                                |           |                                                                                       |
| (69-80) <b>C</b>                                                |           |                                                                                       |
| (55-68) <b>D</b>                                                |           |                                                                                       |
| (39-54) <b>E</b>                                                |           |                                                                                       |
| (21-38) <b>F</b>                                                |           |                                                                                       |
| (1-20) <b>G</b>                                                 |           |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                                                                                       |
| England & Wales                                                 |           |                                                                                       |
| EU Directive 2002/91/EC                                         |           |  |