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Brynn Street, St. Helens, WA10 1JG

*** Available early January 2027 ***

We are pleased to announce for let this two bedroom mid terraced property which would make an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, lounge, dining room, kitchen and utility room to the ground floor. To the first floor there are two double bedrooms and a family bathroom. Externally the property has a rear yard. Viewing is highly recommended to appreciate the size and condition of this property and can be arranged through our office or by calling 01744 24341.

- Mid Terraced House
- Gas Central Heating
- First Floor Bathroom
- EPC: C
- Two Bedrooms
- UPVc Double Glazed
- New Flooring Being Fitted
- Two Reception Rooms
- Utility Room
- Viewing Highly Recommended

£825 Per Month

9 Brynn Street, St. Helens, WA10 1JG

Entrance Hallway
UPVc door to front aspect, laminate flooring, radiator, and stairs to first floor.

Lounge
13'1" x 10'5" (4.00 x 3.19)
UPVc double glazed window to front aspect, feature fire place with gas fire, radiator, and laminate flooring.

Dining Room
13'1" x 11'0" (4.00 x 3.37)
UPVc double glazed window to rear aspect, under stairs storage cupboard, feature fire place, laminate flooring, and radiator.

Kitchen
9'2" x 7'4" (2.80 x 2.25)
UPVc door and double glazed window to side aspect, range of wall and base units, stainless steel sink, laminate flooring, and part tiled walls.

Utility Room
7'5" x 5'10" (2.27 x 1.79)
UPVc double glazed window to rear aspect, plumbed for washing machine, radiator, and wall and base units.

First Floor Landing
Loft access.

Bedroom One
13'3" x 12'10" (4.04 x 3.93)
UPVc double glazed window to front aspect, fitted wardrobes, and radiator.

Bedroom Two
12'11" x 8'6" (3.94 x 2.60)
UPVc double glazed window to rear aspect, and radiator.

Family Bathroom
UPVc double glazed window to rear aspect, panelled bath, stand in shower cubicle, low level wc, pedestal hand wash basin, radiator, and part tiled walls.

External
Yard area to the rear with brick wall boundaries and gate access to alleyway.



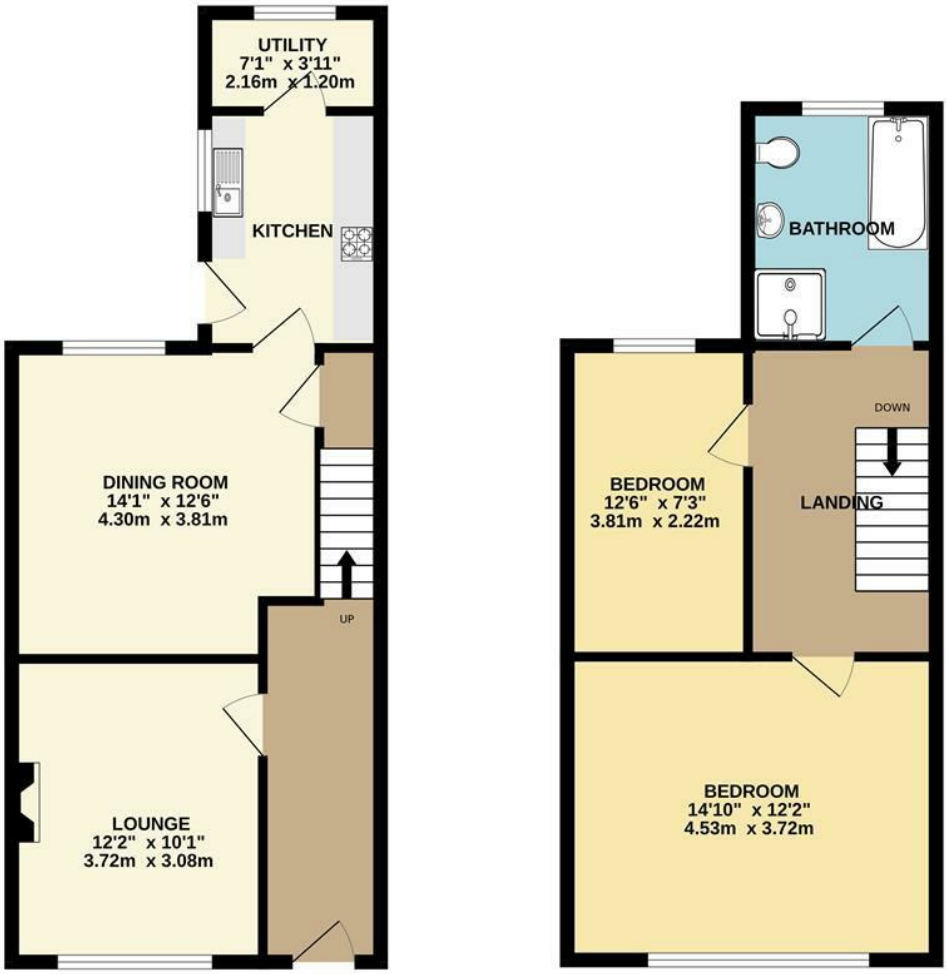






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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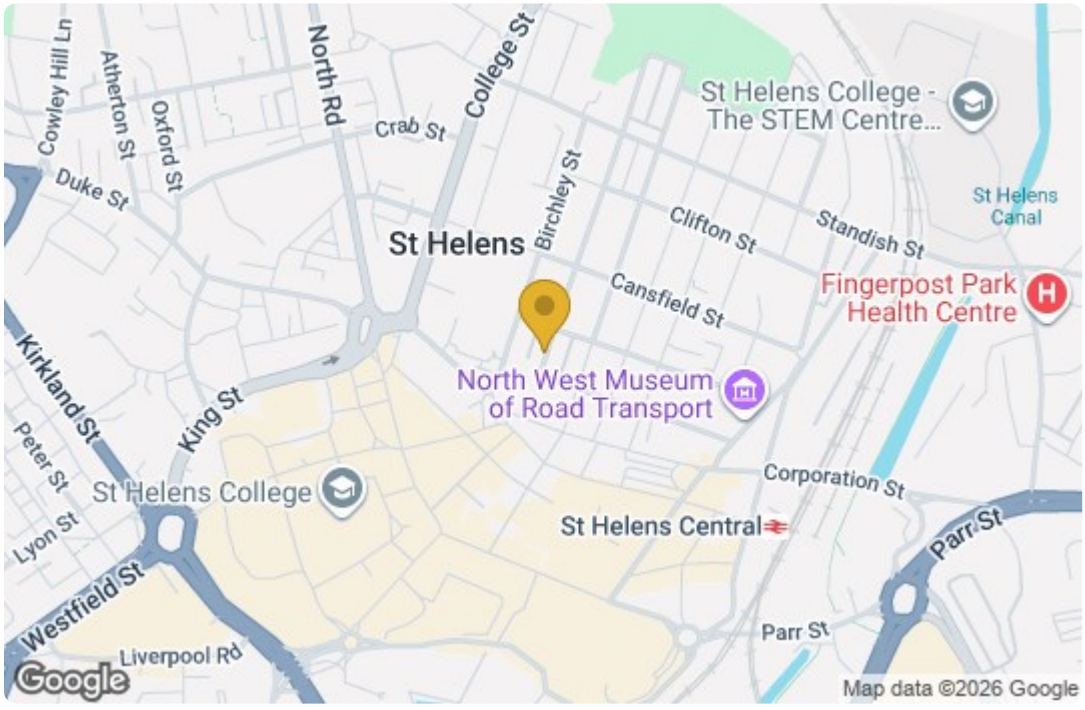

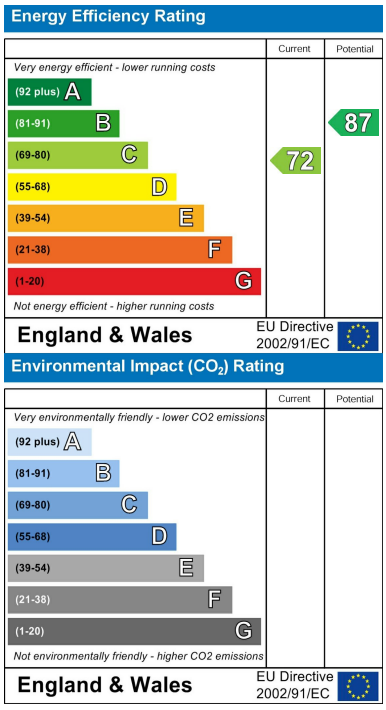

The Property Ombudsman