



23 Drake Street, St. Helens, WA10 4JG  
£850 PCM

Nestled on the charming Drake Street in St. Helens, this delightful mid-terrace property offers a perfect blend of modern living and classic character. Built in 1900, the home has been meticulously refurbished to a high standard, ensuring a comfortable and stylish environment for its occupants.

Spanning an impressive 850 square feet, the property features a spacious open-plan lounge diner, ideal for both relaxation and entertaining. The contemporary kitchen, complete with a breakfast bar, is a highlight, providing a functional space for culinary enthusiasts. The first floor boasts two generously sized double bedrooms, accompanied by a brand new bathroom that exudes elegance and comfort.

Outside, the well-sized rear garden offers a private retreat, complete with a storage shed for added convenience. This outdoor space is perfect for enjoying sunny days or hosting gatherings with friends and family.

Conveniently located, the property is in close proximity to local shops and schools, making it an excellent choice for families and professionals alike. Available to let immediately, this high-spec home is ready for you to move in and make it your own. Don't miss the opportunity to experience the charm and comfort of this beautifully refurbished property in St. Helens.





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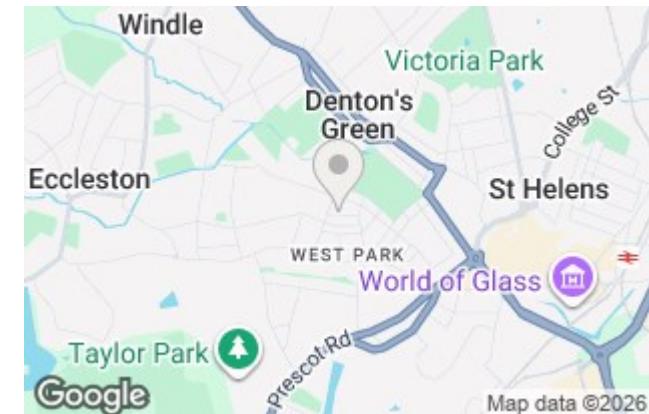
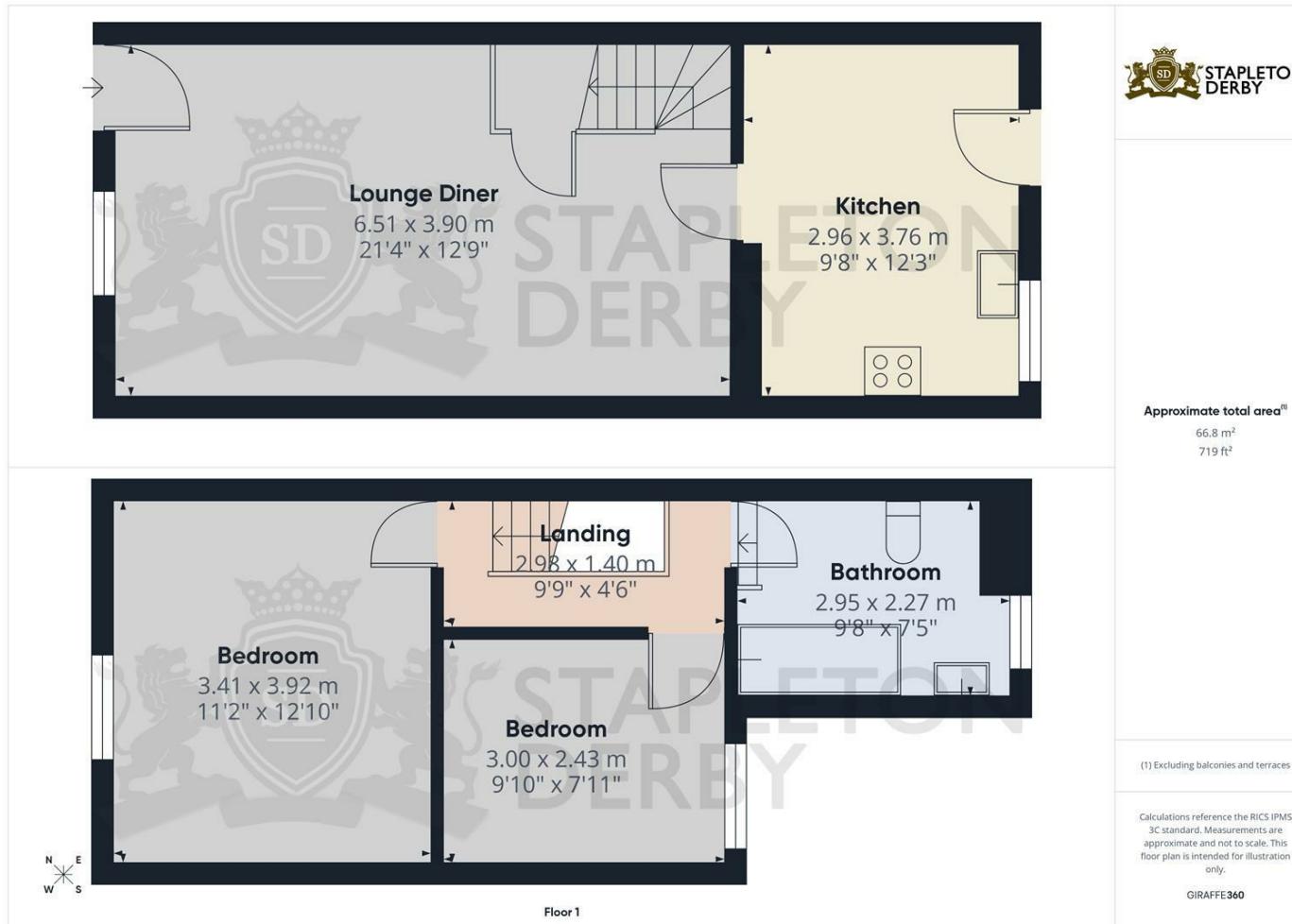
## Stapleton Derby

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

### IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.