



168 Parr Stocks Road, St. Helens, WA9 1PB

£775 Per Month



Nestled on Parr Stocks Road in St. Helens, this charming terraced house is now available for immediate letting. Perfectly situated within walking distance to local shops and schools, it offers the convenience of town centre living while maintaining a sense of community.

Upon entering, you will find a welcoming lounge that seamlessly opens into a dining room, creating a spacious and inviting atmosphere ideal for both relaxation and entertaining. The fitted kitchen is practical and functional, providing ample storage space for all your culinary needs. Additionally, the ground floor features a well-appointed bathroom with a modern white suite, ensuring comfort and ease for residents and guests alike.

The first floor boasts two generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. Natural light floods these rooms, enhancing their inviting ambiance.

Outside, the property features a delightful sun trap lawned garden to the rear, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

With excellent transport links nearby, this property is ideal for commuters and those seeking easy access to the wider area. This lovely home combines comfort, convenience, and charm, making it a wonderful choice for anyone looking to settle in St. Helens. Don't miss the opportunity to make this delightful house your new home.





STAPLETON
DERBY





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Floor 0



Floor 1



Approximate total area⁽¹⁾
 57.9 m²
 624 ft²

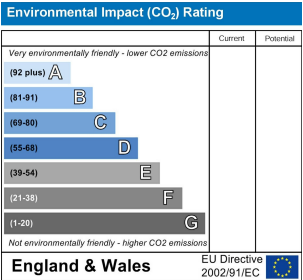
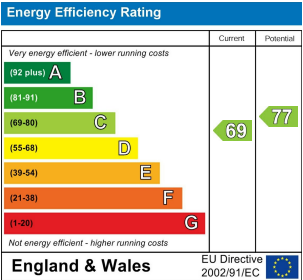
Reduced headroom
 0.4 m²
 5 ft²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.