



Edge Street, St. Helens, WA9 5JX
£825 Per Calendar Month



Stapleton Derby are pleased to bring to the market for let this lovely two bedroom terraced property located on Edge Street, St Helens. Close to Thatto Heath train station, motorway links and bus routes this property is easily accessible and great for commuters.

Upon entering you are invited into the reception room, through to an open plan kitchen diner and ground floor bathroom. Upstairs offers two bedrooms and there is also a yard to the rear of the property. This property benefits from street parking.

Rent: £825 pcm

Deposit: £951.92

EPC RATING: D

Council Tax Band: A







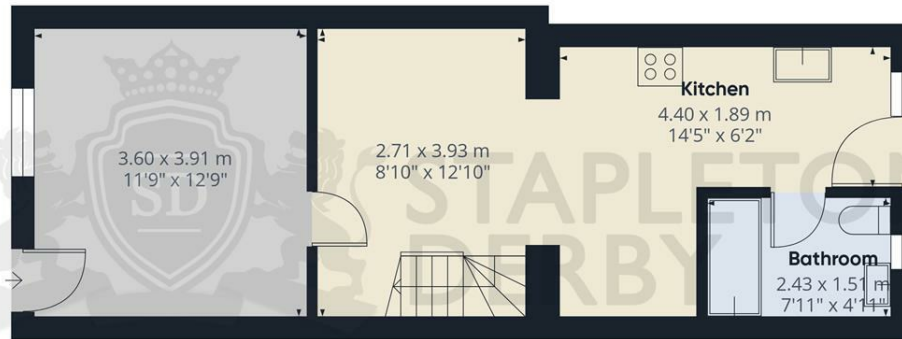
STAPLETON
DERBY



STAPLETON DERBY

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Floor 0



Floor 1



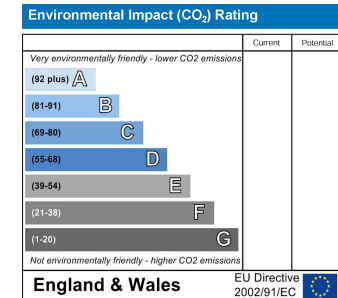
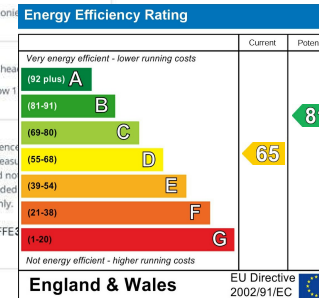
Approximate total area⁽¹⁾

63.3 m²
682 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balcony



IMPORTANT NOTE TO PURCHASERS

We endeavour 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.