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### **Peckers Hill Road, St. Helens, WA9 3LQ**

We are delighted to offer for let this two bedroom spacious first floor flat in Sutton Village. Close to all local amenities and is within walking distance to Sutton Junction Train Station this flat would be ideal for a commuter. It is warmed throughout by gas heating and benefits from being double glazed. The home briefly comprises bright and spacious lounge, fitted kitchen, two bedrooms and large 4 piece bathroom suite with separate walk - in - shower room. Early viewing is highly recommended to avoid disappointment. Contact the office on 01744 24341 to arrange yours!

- |                              |                  |                            |
|------------------------------|------------------|----------------------------|
| ■ First Floor Flat           | ■ Two Bedrooms   | ■ Large 4 Piece Bathroom   |
| ■ Gas Central Heating        | ■ Double Glazing | ■ Close to Local Amenities |
| ■ Viewing Highly Recommended | ■ EPC: C         |                            |

**£650 Per Month**

## 21a Peckers Hill Road, St. Helens, WA9 3LQ

### Lounge

15'5" x 12'10" (4.70 x 3.93)

Two UPVc double glazed windows to front aspect, laminate flooring, and radiator.

### Kitchen

14'5" x 9'6" (4.41 x 2.92)

UPVc double glazed window to side aspect, UPVc door, range of wall and base units, stainless steel sink, plumbed for automatic washing machine, part tiled walls, radiator, and laminate flooring.

### Inner Hall

Radiator.

### Bedroom One

13'9" x 11'9" (4.20 x 3.59)

UPVc double glazed window to side aspect and radiator.

### Bedroom Two

15'10" x 6'9" (4.85 x 2.07)

UPVc double glazed window to side aspect and radiator.

### Bathroom

10'11" x 9'10" (3.34 x 3.01)

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

### External

Stairs to flat door.

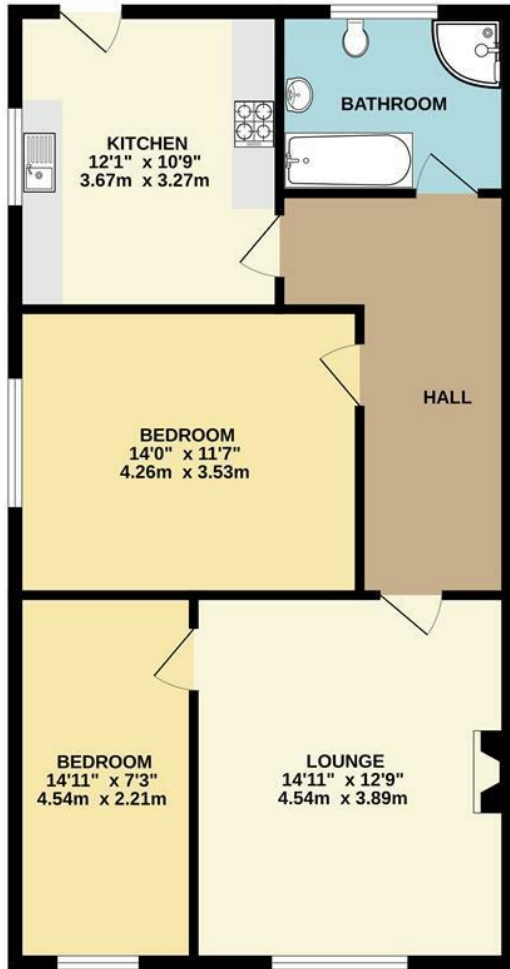
### Notice

All measurements are approximate and photographs provided for guidance only.

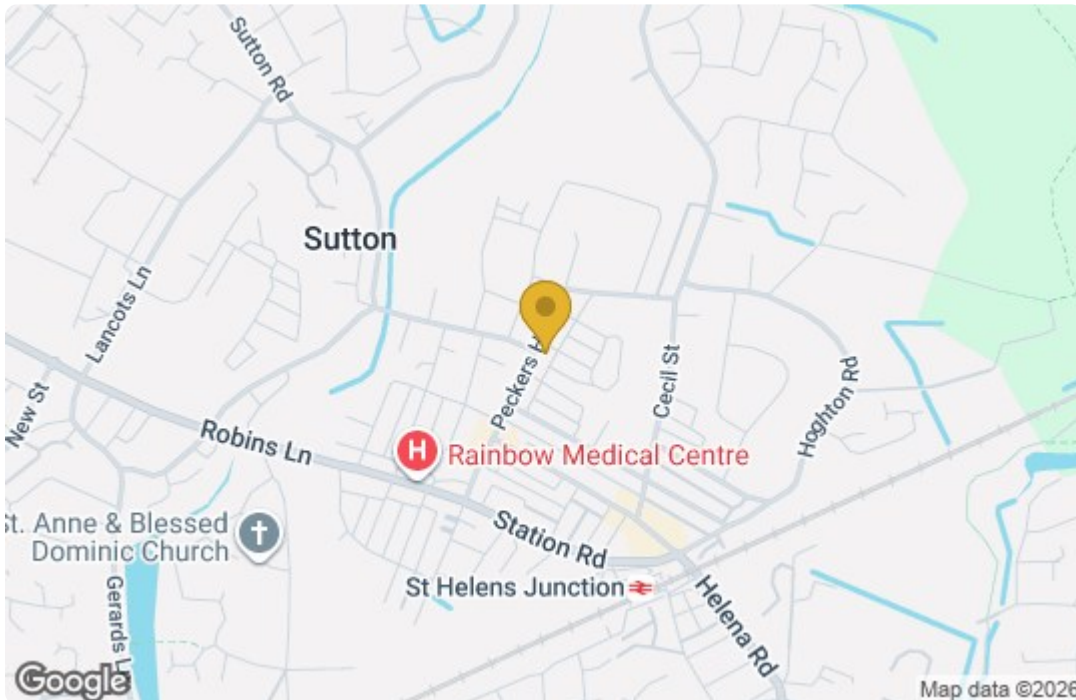




GROUND FLOOR



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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| Energy Efficiency 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                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower 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                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |