



**Kenyons Lane South  
Haydock  
St Helens  
Merseyside  
WA11 0LH**

**Offers in Excess of £138,000**

**bettermove**

## Kenyons Lane South St Helens

Bettermove are proud to present this 2 bedroom terraced in Haydock, St Helens.

The property benefits from double glazing, gas central heating throughout and has off street parking available via driveway plus extra on street parking.

The council tax band is A.

This is a leasehold property with approximately 894 years remaining on the lease. There is no service charge and the ground rent is £1.50 per year.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen area and bathroom on the ground floor. The first floor consists of 2 bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of St Helens, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the East Lancashire Road, Newton le Willows Train station with easy access to Manchester and Liverpool and many local bus routes.

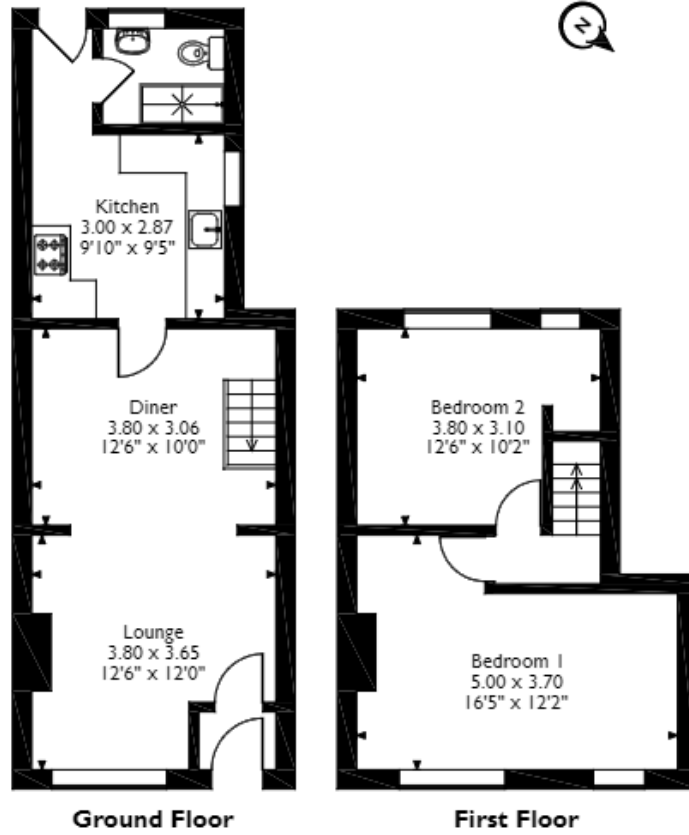
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the



Kenyons Lane South, Haydock, St. Helens  
 Approximate Gross Internal Area  
 69 Sq M/743 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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