



**Edgeworth Street  
St Helens  
Merseyside  
WA9**

**Offers in Excess of £105,000**

**bettermove** 

# Edgeworth Street

## St Helens

Bettermove are proud to present this 3 bedroom terraced house, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has on street parking available.

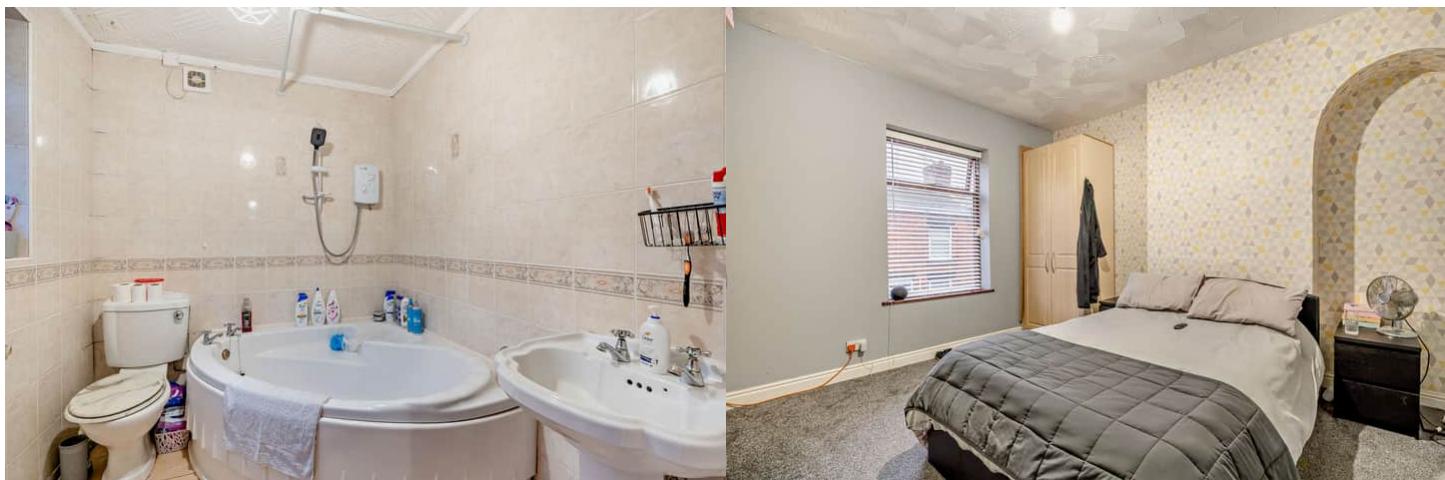
The council tax band is A.

This is a leasehold property with 879 years remaining on the lease.

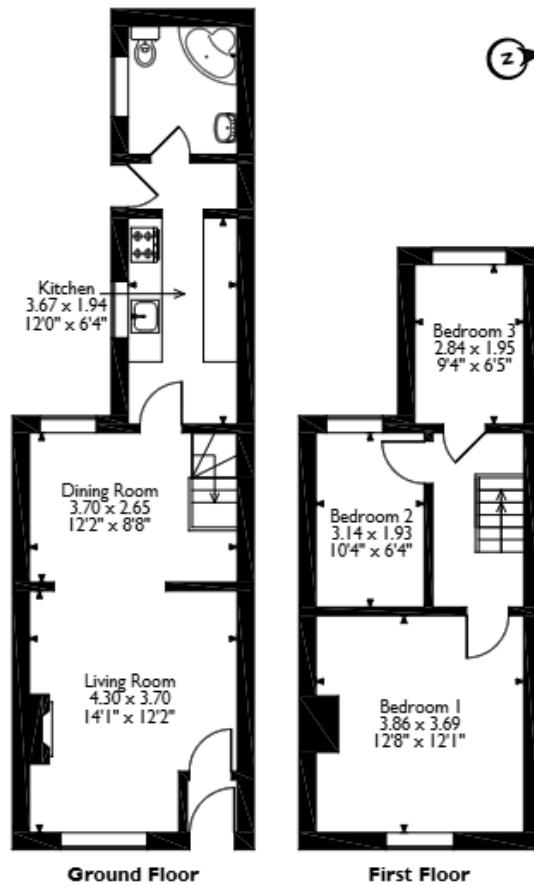
The interior of this well presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor as well as the family bathroom. The first floor consists of 3 bedrooms. The exterior boasts a private rear yard, perfect for enjoying the summer months.

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 St Helens Junction train station (0.3 miles), various bus routes and the M62.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Edgeworth Street, St. Helens  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



Please note that the locations of doors, windows and other items are approximate and this drawing is to be used for illustrative purposes only. Unauthorised 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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