



Friar Street, St. Helens,
Merseyside, WA10

Asking Price: £105,000
Leasehold

 **Reeds Rains**

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Council Tax Band: A
EPC Rating: D

Friar Street is located just off City Road and in walking distance to Victoria Park and also the Courtyard cafe. Being so close to the town centre there are major transport links, such as train station through to Manchester and Liverpool and the A580 linking both cities with ease. This two bedroom mid terrace property has a gas central heating system complemented by double glazing. Close by there are both secondary and primary schools including Cowley Hill College. Arranged over two...

Lounge
8'8" x 12'10" (2.64m x 3.9m)
UPVC front door, double glazed window to front, radiator, laminate flooring, meters cupboard, feature fireplace, multi paned double doors to:-

Kitchen
9' x 11'9" (2.74m x 3.58m)
Double glazed window to rear, stairs to first floor, laminate flooring, part tiled walls and having single drainer sink unit with wall and base units, plumbing for washing machine, inset gas hob/electric oven with extractor hood over, radiator, panelled door to:-

Rear Vestibule
4' x 6'4" (1.22m x 1.93m)
Double glazed obscure door to side, laminate flooring, panelled door to:-

Bathroom
7'1" x 6'3" (2.16m x 1.9m)
Double glazed obscure window to side, radiator, part tiled walls and having panel bath with shower over, pedestal wash hand basin, WC.

First Floor
Landing with loft access point.

Bedroom One
10'8" x 10'8" (3.25m x 3.25m)
Double glazed window to front, laminate

flooring, radiator, double built in wardrobe.

Bedroom Two
11'2" x 9' (3.4m x 2.74m)
Double glazed window to rear, laminate flooring, radiator, storage cupboard housing wall mounted gas central heating boiler.

Outside
There is an enclosed, walled and paved rear yard with water tap.

Tenure
Leasehold. Term 999 years from 1 Jan 1891. Ground Rent £17.5s pa

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. If your offer is successful, the charge for completing this check is a non-refundable £40 plus VAT, totalling £48 per buyer.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)