



## 199 SUTTON ROAD

ST. HELENS, WA9 3DU

**£105,000**  
**LEASEHOLD**

Offered with no onward chain - this two bedroom mid terraced property would be a fantastic first time purchase or a great buy to let investment. The garden fronted terraced is ample size with generous bedrooms and a private rear yard. The property is situated in a popular location literally opposite St Helens Morrisons.

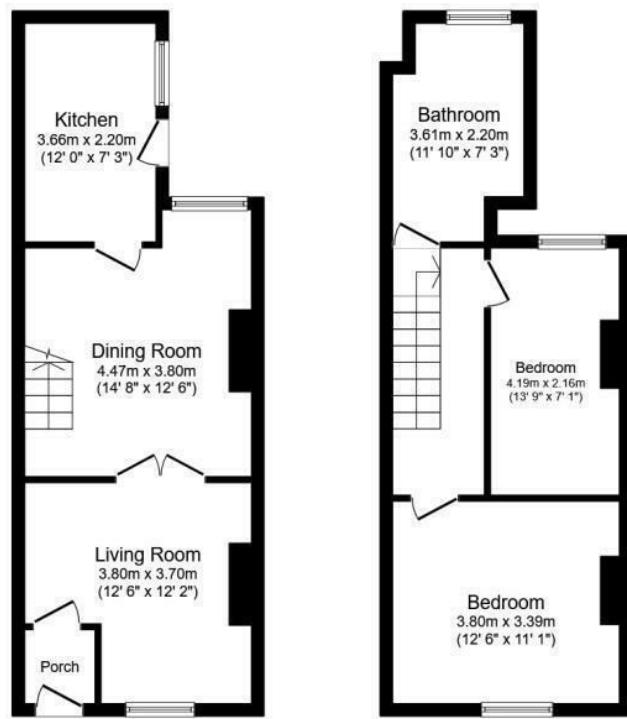
On entering the property you are greeted by porch entrance with lounge to front leading to dining room through double doors to the rear. Galley style kitchen to the rear.

To the first floor there are two double bedrooms along with family bathroom.

Please give 222 Estates a call to book a viewing!

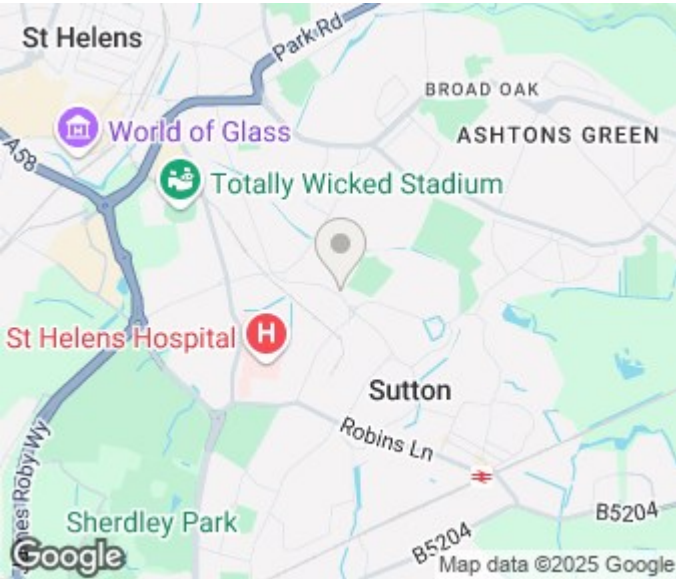






**Ground Floor** **First Floor**

Total floor area 74.0 sq. m. (797 sq. ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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