



## Edge Street, St. Helens, WA9 5JY Offers In The Region Of £105,000



This charming mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property boasts three well-proportioned bedrooms, providing ample space for a growing family. The two inviting reception rooms offer versatility, perfect for entertaining or relaxing after a long day. There is a fitted kitchen, ante space with storage cupboard and a bathroom suite completing the ground floor.

The house is equipped with a modern boiler, ensuring efficient heating and comfort throughout the seasons. The front of the property having a courtyard garden adds to its appeal, creating a welcoming entrance for residents and visitors alike. The rear has a storage shed and sees the majority of the days sunshine.

- Mid Terrace House
- Three Bedrooms
- Popular Location
- No Onward Chain
- EPC - D
- Perfect First Time Buy Or Buy To Let Investment
- Two Reception Rooms
- Front & Rear Courtyard Gardens
- Modern Heating System
- Sold As Seen With Furniture To Remain

