



Chandlers Way, Sutton Manor, St. Helens

Offers Over £140,000 Leasehold

Well-presented three-bedroom mid townhouse, ideal for investors or owner-occupiers. Currently tenanted at £875pcm with a tenant happy to remain, or available with vacant possession. Spacious accommodation, generous rear garden, and close to local amenities and transport links.

Close to Local Amenities | Modern Mid Townhouse | Three Spacious Bedrooms | Well Presented Throughout | Ideal For Investors | Suitable For Owner Occupiers | Tenant In Situ Paying £875 PCM | Vacant Possession Available | Generous Enclosed Rear Garden | Modern Fitted Kitchen | Bright Living Room | Excellent Transport Links | Ensuite to Main Bed, Bathroom and Downstairs WC |

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Modern Mid Townhouse – Ideal Investment Or Owner-Occupier Purchase

This well-presented modern three-bedroom mid townhouse offers spacious and comfortable accommodation, making it an excellent opportunity for both investors and owner-occupiers.

The property is currently tenanted, achieving £875pcm, with a reliable long-term tenant who is very happy in the property and would be pleased to remain should an investor purchase, providing an immediate rental income. Alternatively, the property could also be sold with vacant possession, making it an ideal home for an owner-occupier.

The accommodation comprises a welcoming entrance hallway, a bright and comfortable living room, a modern fitted kitchen with dining space, three well-proportioned bedrooms, and a contemporary family bathroom. Externally, there is a generous enclosed rear garden, ideal for relaxing or entertaining.

Situated in a quiet position on the popular Chandlers Way development, just off Jubits Lane, the property enjoys convenient access to local shops, schools, public transport links, St Helens Linkway and the M62 motorway network. The nearby Dream sculpture and surrounding parkland are also within walking distance, offering excellent outdoor space for families and dog walkers alike.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

Council Tax Band: B
Tenure: Leasehold (979 years)
Ground Rent: £0 per year
Service Charge: £0 per year
No ground rent or service charge. Leasehold available to purchase.
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Hall

WC

Reception Room

w: 4.27m x l: 3.05m (w: 14' x l: 10')

Kitchen/diner

w: 4.27m x l: 4.27m (w: 14' x l: 14')

Landing

Bedroom 1

w: 4.27m x l: 2.74m (w: 14' x l: 9')



En-suite

Bedroom 2

w: 2.74m x l: 2.44m (w: 9' x l: 8')

Bedroom 3

w: 1.83m x l: 1.83m (w: 6' x l: 6')

Bathroom

Externally

Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.