



**BerkeleyShaw**  
REAL ESTATE

## 11 Brotherhood Drive, St. Helens, WA9 3ZB

£1,350 PCM

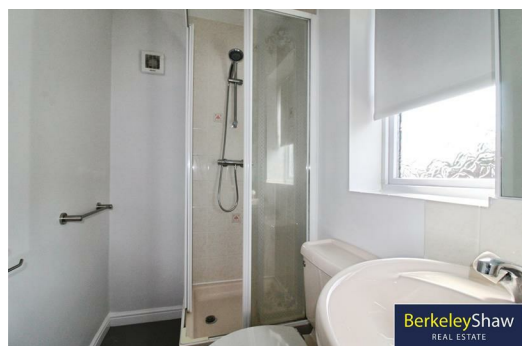
Nestled in the desirable area of Brotherhood Drive, St. Helens, TO LET this charming UNFURNISHED Detached House offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease.

The house boasts two bathrooms, making morning routines a breeze for everyone in the household. The double-glazed windows not only enhance the aesthetic appeal but also contribute to energy efficiency, keeping the home warm and inviting throughout the year.

Outside, you will find a well maintained gardens at both the front and rear of the property, providing a tranquil space for outdoor activities or simply enjoying the fresh air. The detached garage offers additional storage or parking options, while the driveway accommodates up to three vehicles, ensuring that parking is never a concern.

This property is a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its spacious layout and attractive features. Do not miss the chance to make this delightful house your new home.

Council Tax: C  
Deposit: £1557



## Front Exterior

Driveway for up to 3 cars, access to detached garage

## Hallway

Entrance Door, carpet

## Lounge

Double glazed window, double glazed french door, radiator, carpet

## Dining Room

Double glazed window, radiator and carpet

## Downstairs WC

Double glazed window, low level w.c. vanity style sink

## Kitchen

Double glazed window, Exterior door, laminate flooring, kitchen comprises of a range of fitted base and wall units with stainless steel sink with mixer tap, integrated cooker and hob, plumbing for dishwasher and washing machine

## Landing

Double glazed window, carpat

## Bedroom 1

Double glazed window, radiator and carpet

## Ensuite Shower Room

Double glazed window, shower enclosure and base, shower, low level w.c. and sink

## Bedroom 2

Double glazed window, radiator and carpet

## Bedroom 3

Double glazed window, radiator and carpet

## Bathroom

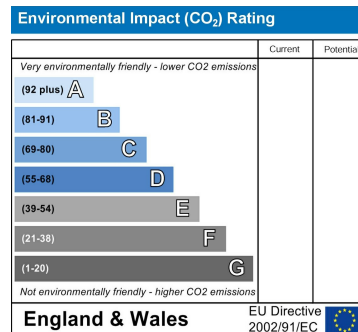
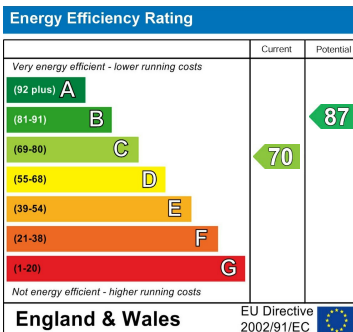
Double glazed window, part tiled panelled bath, low level w.c. and vanity style sink, lino

## Detached Garage

Up and over door

## Rear Garden

fenced boundary, paved patio, lawn



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