



47 Joseph Street, Sutton, WA9 3PS

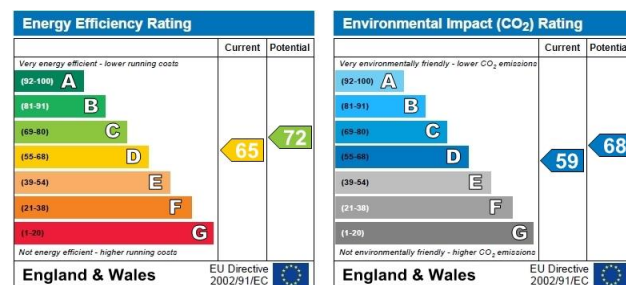
£450 PCM

An immaculate two bedroomed mid terraced property with an open aspect to the front, situated in a quiet residential location just off Robins Lane, in the ever popular Sutton suburb of St Helens and close to the St Helens Junction Railway Station which is a direct line to both Manchester and Liverpool.

The property offers modern living throughout and briefly comprises; an entrance vestibule, a bright and spacious lounge, dining room, modern stylish kitchen with appliances and a modern ground floor bathroom with electric shower over the bath. To the first floor there are two good sized bedrooms and outside to the rear is a block paved yard for ease of maintenance.

The property has UPVC double glazing and gas central heating with a combi boiler.

Energy Efficient Rating & Environmental Impact (CO₂) Rating



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Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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The property briefly comprises:

Tenant & Guarantor Information

All Rental Properties are offered on an initial 6 months 'Assured Shorthold Tenancy Agreement' Unless otherwise stated.

We require all prospective tenants to provide Guarantors for all Properties Suitable applicants are required to have a combined minimum income of 2.5 times the annual rent to meet our affordability checks

Guarantors require 3 times the annual rent in order to meet our affordability checks

Further checks are also required
Only BACS transfers are accepted
Credit card payment are NOT accepted.

Tenant Holding Fee

Additional Pet Information

For any interested party wishing to apply for this property there is an additional £10 per month rent payable for each pet. Subject to agreement with the landlord.

This additional rent would then be reflected in the 5 weeks deposit required.

White Goods Notice

Any free-standing white goods left at the Property do not form part of the property. The Landlord does not accept any liability or responsibility for their maintenance or replacement and are left for the ingoing Tenant as a gesture of goodwill.

Lounge (12'4 x 14'2) 3.76m x 4.32m

Dining Room (12'4 x 8'1) 3.76m x

Kitchen (10'5 x 7'4) 3.18m x 2.24m

Bathroom (6'6 x 6'8) 1.98m x 2.03m

First Floor Landing

Bedroom One (12'3 x 11'7) 3.73m x

Bedroom Two (10'5 x 9'5) 3.18m x



Please contact our office if you require further property information.