



Derbyshire Hill Road, St. Helens, Merseyside WA9 2LL
£59,995



**STAPLETON
DERBY**

UNDER OFFER WITHIN 24 HOURS CLIENTS WAITING CALL US 01744 889999!!!!!!!!!!!!NO CHAIN A two bedroom mid terraced home which would be ideal for a first time buyer or as an investment.

The property briefly comprises; open plan lounge/diner and kitchen. To the first floor there are two bedrooms and a bathroom. To the rear there is a paved yard and parking. The property benefits from gas central heating and double glazing.



Open Plan Lounge/Diner/Kitchen

33'11" x 12'10" (10.34 x 3.93)

Open plan lounge/diner and kitchen with french doors out onto the rear.

Lounge - double glazed window, understairs storage.

Kitchen - Electric oven and hob, space for fridge freezer and washing machine, spotlights to ceiling.

First Floor

Stairs to the first floor.

Bedroom One

12'11" x 10'7" (3.95 x 3.24)

Located to the front elevation with spotlights to the ceiling.

Bedroom Two

14'10" x 6'10" (4.54 x 2.09)

Located to the rear elevation with spotlights to the ceiling.

Bathroom

7'3" x 5'1" (2.22 x 1.55)

Three piece suite of panel bath with shower over, wash hand basin and wc., double glazed window, fully tiled walls, vinyl flooring.

Front

Paved garden.

Rear

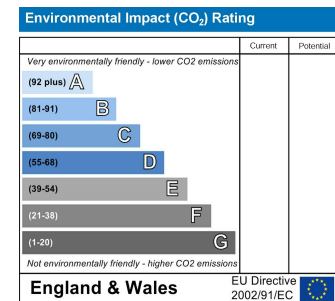
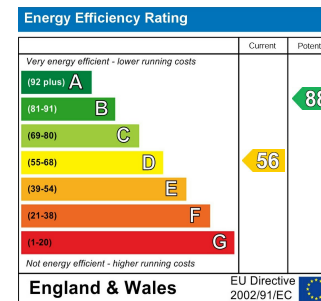
Paved rear yard with double gates and parking.



STAPLETON DERBY

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IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.