



40 Bramwell Street, St. Helens, WA9 2DL  
£135,000

Located on Bramwell Street in the charming town of St. Helens, this semi-detached house presents an excellent opportunity for first-time buyers or investors seeking a property to personalise. The home boasts a well-thought-out layout that includes two inviting reception rooms, perfect for entertaining or relaxing with family.

Upstairs, you will find three spacious bedrooms, providing ample space for rest and privacy. The white suite shower room adds a touch of modernity and convenience to the upper floor. The ground floor features a welcoming entrance hall and a functional kitchen, making it easy to navigate daily life.

One of the standout features of this property is the generously sized rear garden, which basks in sunlight until late evening, offering a delightful outdoor space for gardening, play, or simply unwinding after a long day.

With no onward chain, this home is ready for you to move in and start making it your own. Its proximity to local schools makes it an ideal choice for families. This blank canvas awaits your creative touch, allowing you to truly stamp your personality on it. Don't miss the chance to view this promising property in a popular location.





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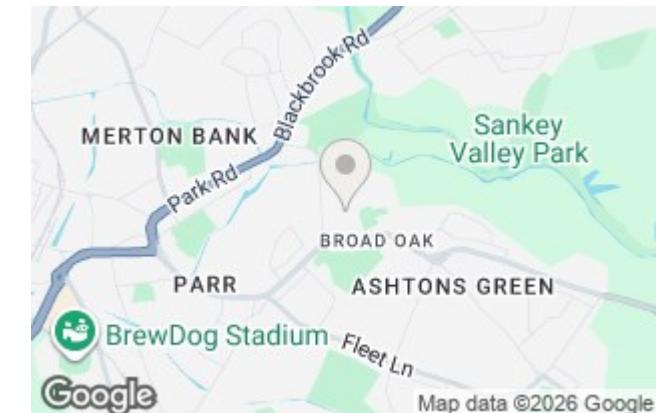
## Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

### IMPORTANT NOTICE TO PURCHASERS

We endeavor 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.