



104 Kitchener Street, St. Helens, WA10 4LX  
Asking Price £119,950

This fully modernised two-bedroom mid-terraced home is a true gem, perfectly situated in the heart of St Helens. Set within a sought-after location, the property offers convenient access to a range of local amenities including shops, schools and excellent transport links.

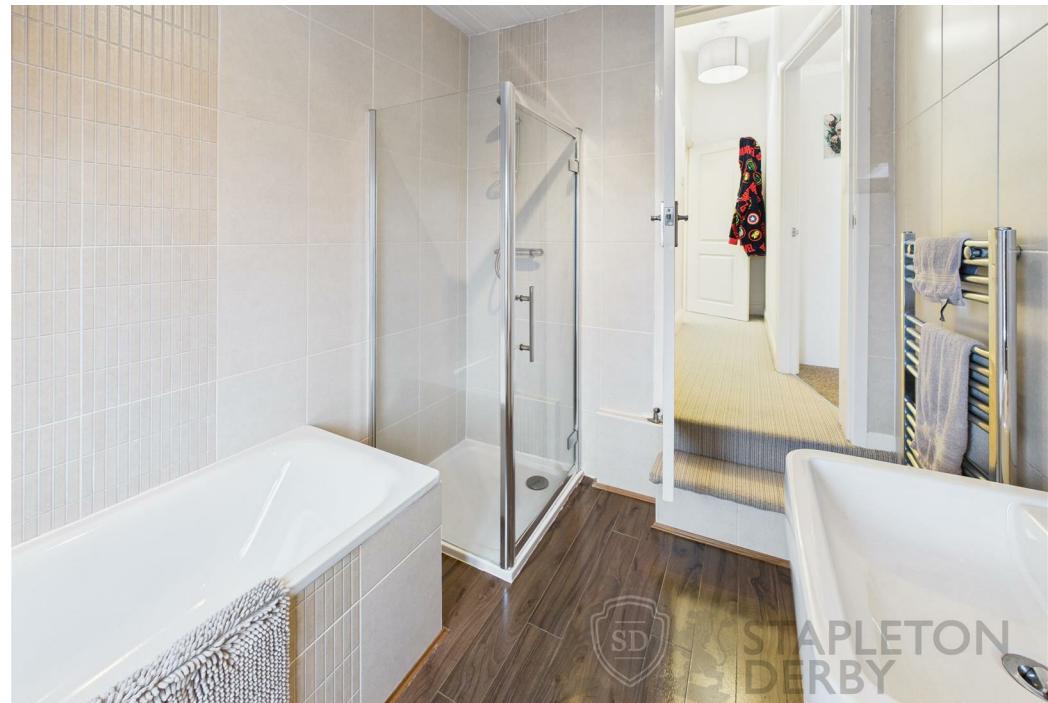
The accommodation comprises a stylish and welcoming living room leading through to a spacious dining room and a modern fitted kitchen, all beautifully presented with contemporary finishes throughout. To the first floor, there are two well-proportioned bedrooms and a family bathroom featuring both a bath and shower.

Externally, the property benefits from a clean and low-maintenance rear yard, ideal for relaxation or entertaining guests. Having been meticulously modernised throughout, the home features new windows, high-quality fittings and excellent décor, making it the perfect move-in ready opportunity for first-time buyers, downsizers or investors alike.

This property truly offers modern living in a prime location and won't be on the market for long.









STAPLETON  
DERBY

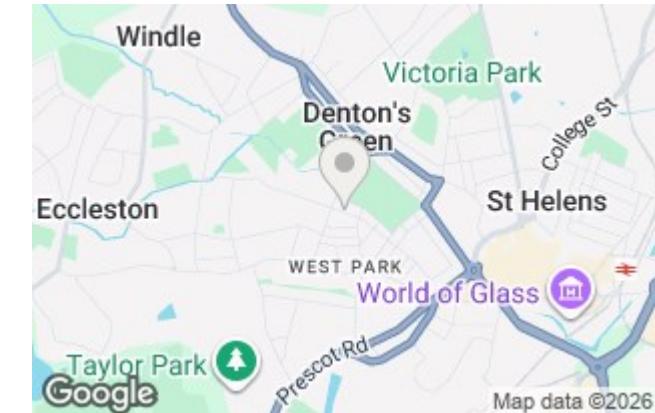
## Stapleton Derby

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		65	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.