



83 Grange Park Road, St. Helens, WA10 3EJ
£170,000

 **STAPLETON
DERBY**

Prominently positioned on Grange Park Road on the outskirts of St. Helens, this beautifully refurbished semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two spacious double bedrooms, ensuring ample room for relaxation and rest. The well-sized lounge provides a welcoming space for entertaining guests or enjoying quiet evenings in.

The heart of the home is undoubtedly the brand new kitchen diner, which comes complete with a full suite of integrated appliances, making meal preparation a delight. The property also features a convenient downstairs WC and an under-stairs storage area, adding to the practicality of the layout. The four-piece bathroom is a standout feature, offering both a bath and a separate shower cubicle for your convenience.

Set on a prominent corner plot, this home benefits from gardens on three sides, providing a lovely outdoor space for gardening or simply enjoying the fresh air. The secure gated parking via the driveway accommodates up to two vehicles, ensuring peace of mind and ease of access.

Located within walking distance to local amenities, transport links, and schools, this property is ideally situated for families and commuters alike. With no onward chain, this home is ready for you to move in and make it your own. Don't miss the chance to view this delightful property that combines modern living with a convenient location.





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DERBY





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Stapleton Derby

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Approximate total area⁽¹⁾
65.2 m²
701 ft²

Reduced headroom
0.5 m²
5 ft²



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
England & Wales	EU Directive 2002/91/EC	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.