



25 Penrith Road, St. Helens, WA10 3PH  
Offers In The Region Of £215,000

Perfectly positioned on Penrith Road in the town of St. Helens, this modern semi-detached house offers a delightful blend of comfort and contemporary living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The first floor features a stylish white suite shower room, ensuring convenience and modernity.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into an open-plan kitchen diner. This inviting space is equipped with fully integrated appliances and boasts French doors that open out onto the beautifully landscaped rear garden. The garden is a true highlight, featuring a generous patio area, a shed for storage, and an artificial lawn that provides a low-maintenance yet attractive outdoor space, ideal for entertaining or simply enjoying the sun.

The property benefits from a generous driveway that accommodates two vehicles, adding to the convenience of this lovely home. For those with electric vehicles, an EV charger is also available, further enhancing the property's appeal. Additionally, it boasts a commendable energy efficiency rating of C, making it an environmentally friendly choice and lower monthly utility bills than many others.

Situated close to local schools, amenities, and transport links, this home is perfectly positioned for both convenience and community. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this semi-detached house on Penrith Road is a wonderful opportunity not to be missed.





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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			
(81-91) B			86
(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	
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### 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.