



207 Broad Oak Road, St. Helens, WA9 2AJ

£135,000



**STAPLETON
DERBY**

Set back on Broad Oak Road in the charming town of St. Helens, this much larger than average mid-terrace house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts an entrance hall with stair access, two spacious reception rooms opened up, providing ample space for relaxation and entertaining. The open-plan lounge diner creates a welcoming atmosphere, perfect for family gatherings or quiet evenings in.

The kitchen, which spans the width of the house, is well-equipped and offers a practical layout for cooking enthusiasts. Upstairs, you will find two generously sized double bedrooms, ensuring comfort and privacy for all occupants. The bathroom, conveniently located on the same floor, is designed to meet all your daily needs.

One of the standout features of this property is the potential to add a driveway to the front, subject to the necessary permissions. This could enhance both convenience and curb appeal. Additionally, the property is offered with no onward chain, allowing for a smooth and efficient purchase process.

With its prime location and spacious layout, this terraced house is a fantastic find in St. Helens. Whether you are looking to make it your first home or seeking a new place to settle down, this property is well worth a visit.



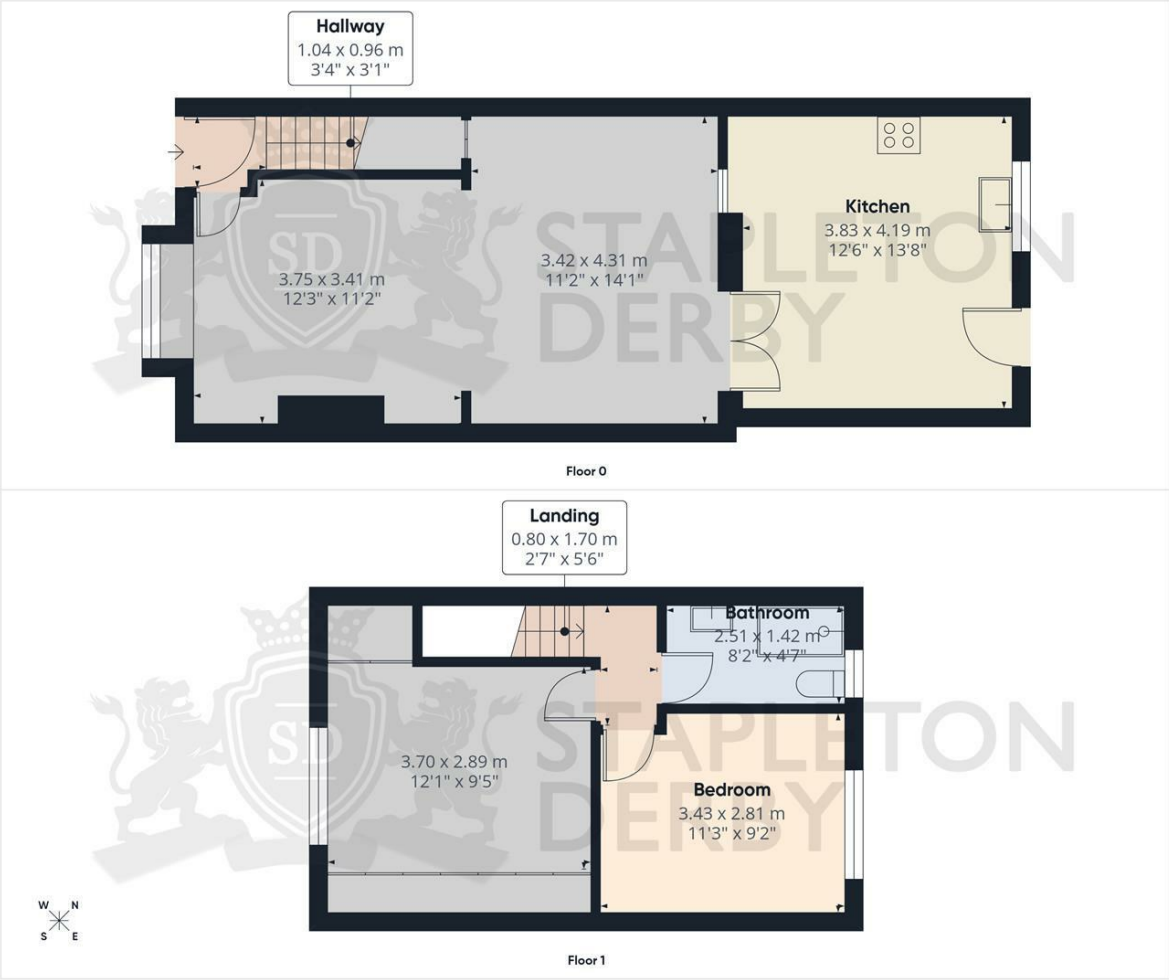






STAPLETON
DERBY

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Approximate total area⁽¹⁾

76.1 m²

818 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	

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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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