



19 Newton Road, St. Helens, WA9 2HU

£175,000



**STAPLETON
DERBY**

Set on an elevated spot on Newton Road in St. Helens, this delightful semi-detached house presents an excellent opportunity for those seeking a spacious family home. With three well-proportioned reception rooms, including a bay fronted dining room and a lounge featuring a cosy log burner, this property is perfect for both entertaining and relaxing. The bi-folding doors in the lounge invite natural light and provide seamless access to the well-sized rear garden, creating an inviting atmosphere for gatherings.

The property boasts three comfortable bedrooms, ensuring ample space for family or guests. There is a family bathroom, a separate WC to the first floor, and the home also includes a handy ground floor WC, adding to the convenience of this home. The kitchen is functional and leads to a utility room, making daily chores a breeze.

A notable feature of this residence is the garage conversion, which offers an additional reception room that can be tailored to suit your needs, whether as a playroom, office, bedroom or extra living space. The front of the property is complemented by a driveway for one vehicle and a block-paved garden, enhancing its curb appeal.

With no onward chain, this home is a blank canvas, allowing the new owner to personalise and decorate to their own tastes. This property is not just a house; it is a place where memories can be made. If you are looking for a family home in a desirable location, this semi-detached gem on Newton Road is certainly worth considering.





BREAD



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STAPLETON DERBY

Stapleton Derby

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Approximate total area[®]

110.6 m²
1190 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		71	79
		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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