



15 Drake Street, St Helens, WA10 4JG  
£125,000



# STAPLETON DERBY

Welcome to this stunning mid-terrace house located on Drake Street in the heart of St Helens. This beautifully refurbished property offers a perfect blend of modern living and comfort, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter, you are greeted by an inviting open-plan lounge diner, which provides a spacious and airy atmosphere, perfect for both relaxation and entertaining. The modern kitchen is equipped with contemporary fittings, ensuring that cooking and dining experiences are both enjoyable and efficient.

The property boasts two generously sized double bedrooms, providing ample space for rest and personalisation. The bathroom has also been tastefully updated, offering a fresh and stylish environment.

One of the standout features of this home is the low-maintenance yard to the rear, which serves as a delightful sun trap, ideal for enjoying the warmer months or hosting outdoor gatherings.

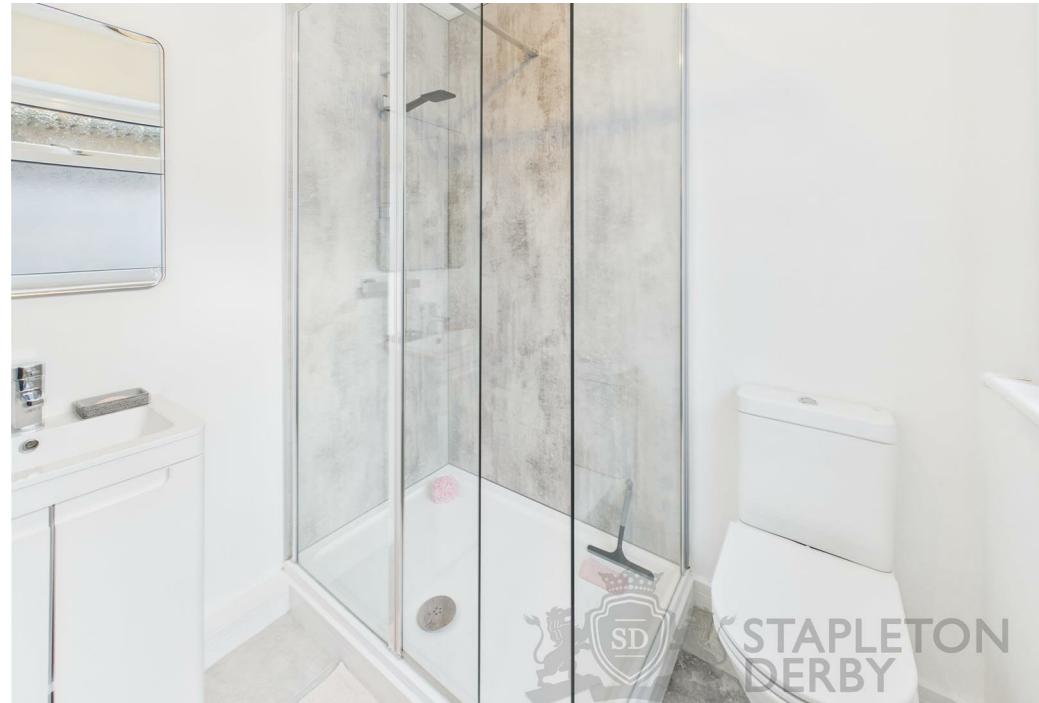
Situated conveniently close to local shops, parks, and various amenities, this property is perfectly positioned for those who appreciate the convenience of urban living. Additionally, with no onward chain, you can move in without delay and start enjoying your new home right away.

This charming terraced house is a rare find and is sure to attract interest. Do not miss the opportunity to make it your own.





STAPLETON  
DERBY





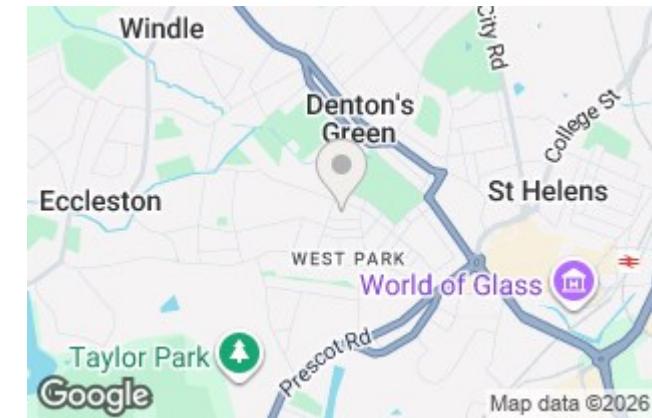
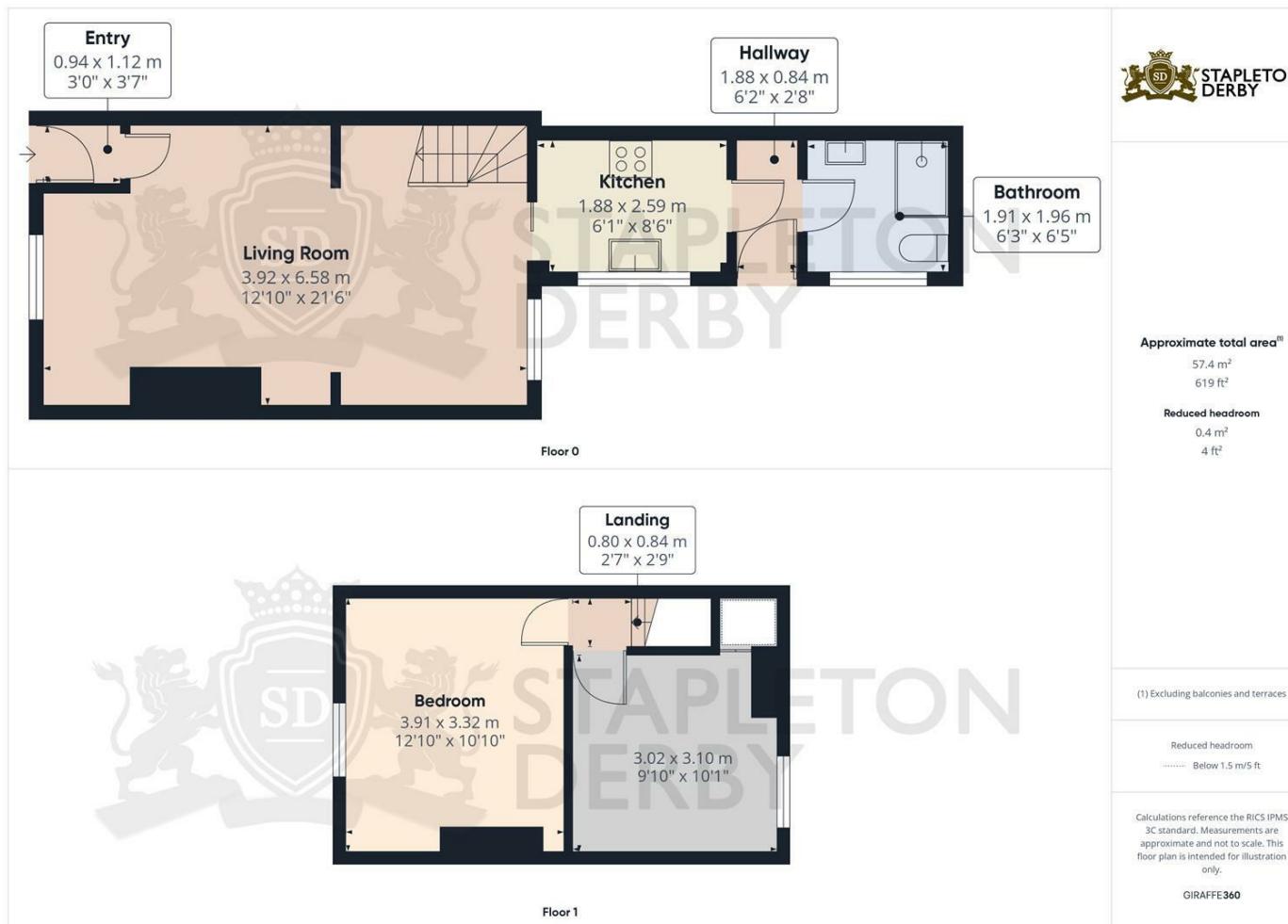
## Stapleton Derby

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(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 <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	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.