



59 South Street, St. Helens, WA9 5PZ
£170,000

 **STAPLETON
DERBY**

Perfectly located on South Street in the popular area of Thatto Heath, St. Helens, this immaculately presented semi-detached house is a delightful find for those seeking a comfortable and stylish home. The property boasts two spacious double bedrooms, perfect for families or professionals looking for extra space. The well-appointed bathroom features a modern white suite, ensuring a fresh and inviting atmosphere.

As you enter, you are greeted by a bay fronted lounge that exudes warmth and character, providing an ideal space for relaxation. The lounge seamlessly flows into an open plan dining kitchen, which is a true highlight of the home. This contemporary kitchen is equipped with a full host of integrated appliances, including a fridge freezer, oven, hob, microwave, washing machine, and even a wine cooler, making it a dream for any culinary enthusiast and saving you money on additional purchases. There is ceramic flooring too throughout the ground floor.

Outside, the property offers convenient driveway parking for one vehicle, along with a charming front garden. The rear garden is a fantastic space for entertaining, featuring a part-decked area that leads to a magnificent bar area complete with power, perfect for hosting gatherings with friends and family. The bar has seating, space for a dartboard, and a built in bar ready to host guests!

Location is key, and this home is within walking distance to local shops, amenities, and schools, as well as a railway station, making it an ideal choice for commuters. This semi-detached house is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. Don't miss your chance to make this stunning house your new home.





STAPLETON
DERBY





STAPLEFORD
DERBY

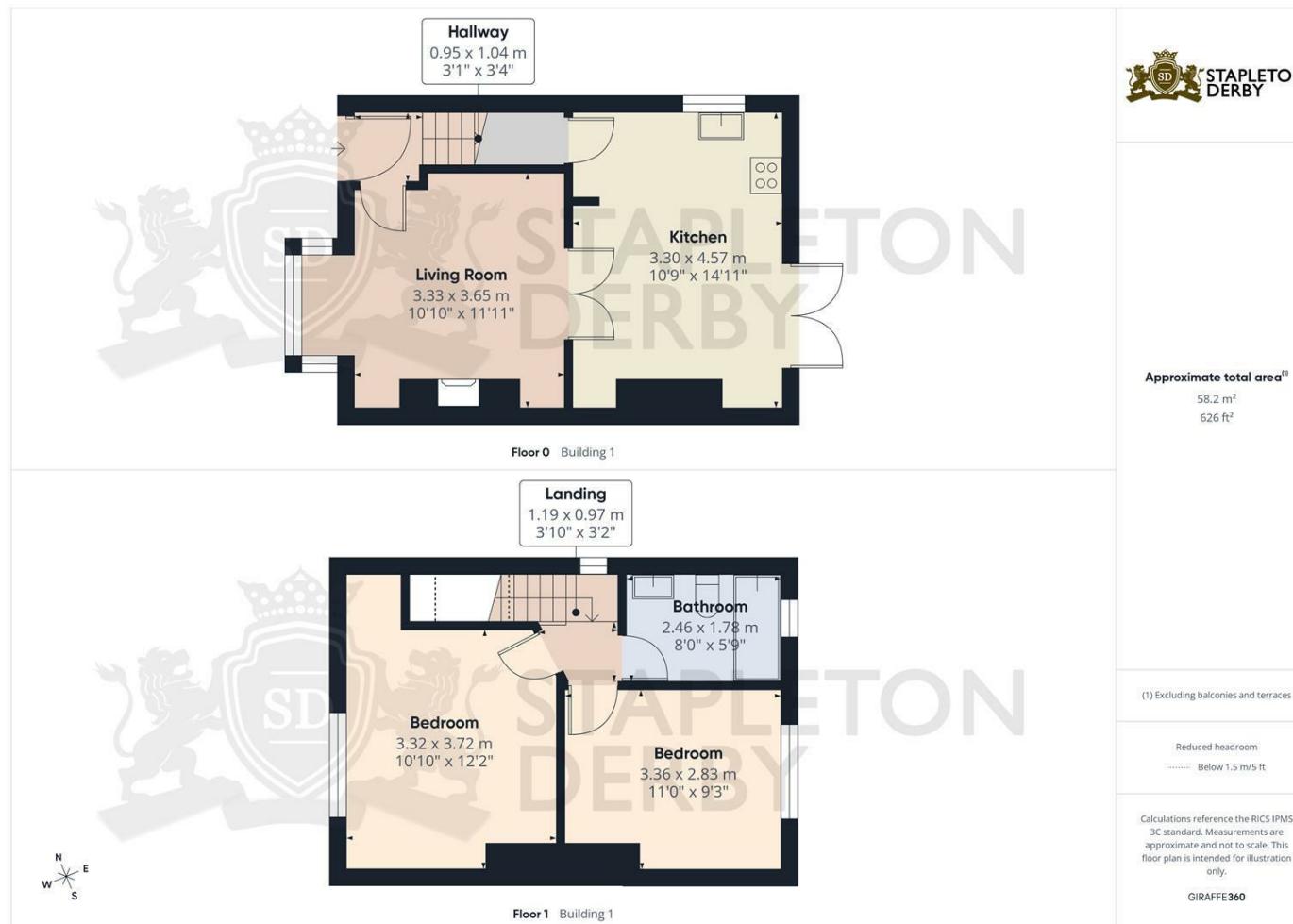
Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO ₂) 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
Very environmentally friendly - lower CO ₂ emissions		Not environmentally friendly - higher CO ₂ emissions	
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

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.