



42 Chamberlain Street, St. Helens, WA10 4NL
£125,000

 **STAPLETON
DERBY**

Located on Chamberlain Street in the desirable West Park area of St. Helens, this charming mid-terrace house offers a perfect blend of modern living and classic character. Built in the 1900s, the property has been thoughtfully modernised throughout, making it an ideal choice for first-time buyers or those seeking a buy-to-let investment.

Upon entering, you are welcomed into an open plan lounge diner that creates a spacious and inviting atmosphere, perfect for both relaxation and entertaining. The kitchen, complete with a breakfast area, is designed for convenience and functionality, while a utility area in the ante space adds to the practicality of the home. The property features two generously sized double bedrooms, providing ample space for rest and personalisation.

The white suite bathroom is both stylish and functional, catering to all your daily needs. With no onward chain, this home is ready for you to move in and make it your own without delay.

Location is key, and this property is just a stone's throw from the town centre, ensuring that you have easy access to a variety of shops, schools, and local amenities. Whether you are looking to settle down in a vibrant community or seeking a lucrative investment opportunity, this terraced house on Chamberlain Street is a must-see. Don't miss the chance to view this delightful home that combines comfort, convenience, and charm in one appealing package.





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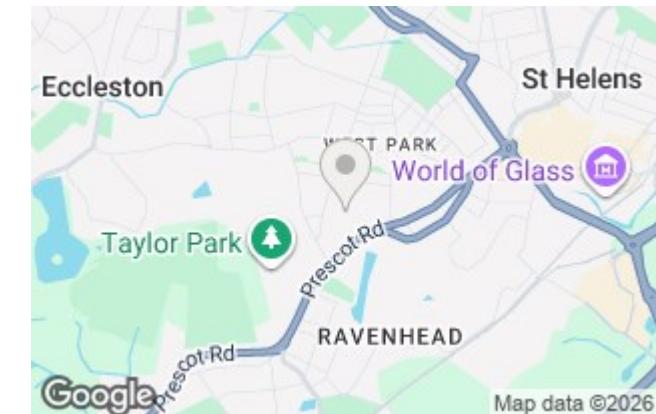
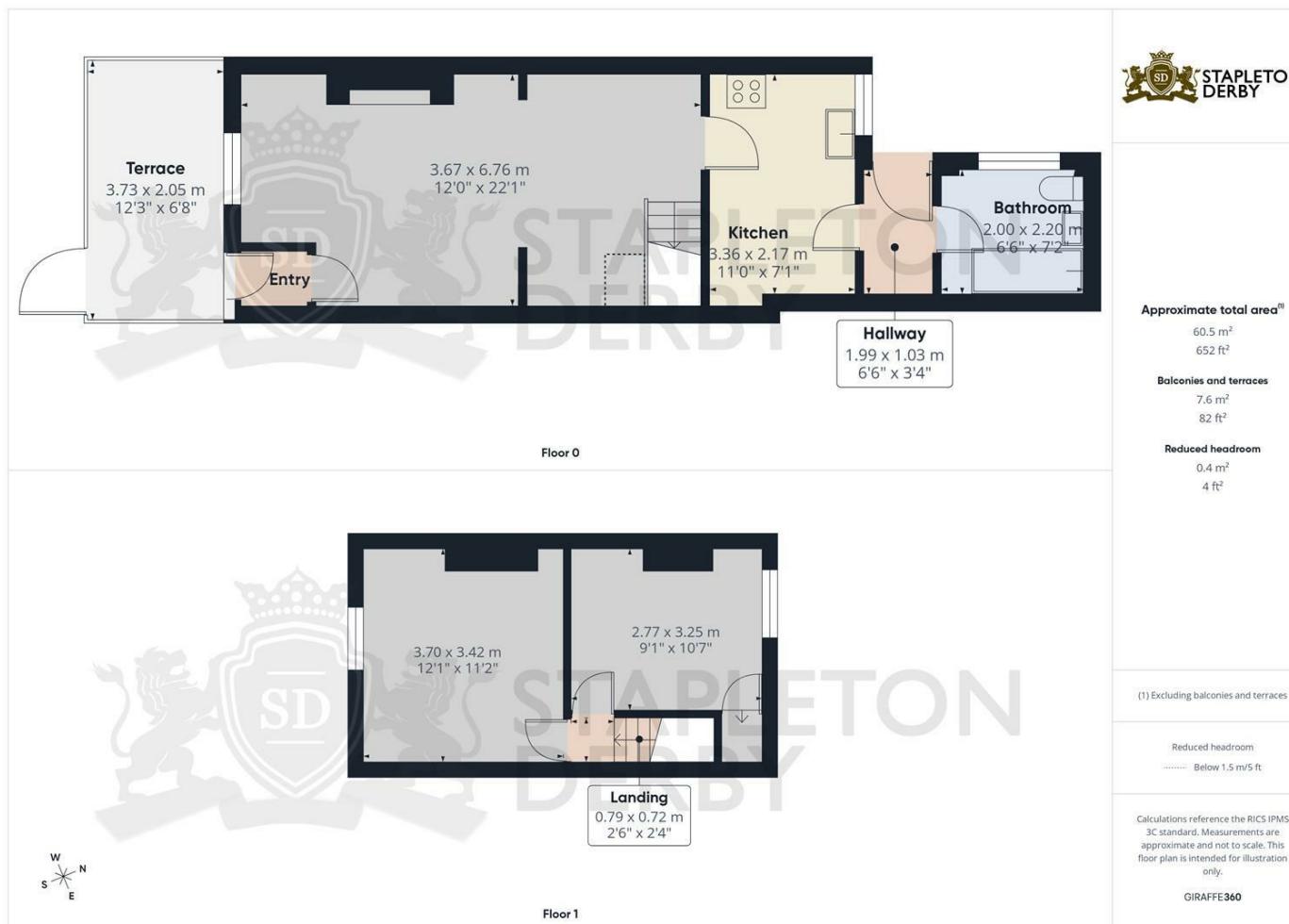
Stapleton Derby

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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		64	73
(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			
(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	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.