



27 Consett Road, St. Helens, WA9 5LA
£230,000

 **STAPLETON
DERBY**

Nestled in a peaceful cul-de-sac on Consett Road in Nutgrove, this charming bay fronted semi-detached house offers a delightful family home with ample space and modern conveniences. The property boasts two inviting reception rooms, an extension really does give the ground floor a spacious feel. It is perfect for both relaxation and entertaining, alongside a contemporary fitted kitchen that caters to all your culinary needs.

With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The first floor features a stylish shower room suite, ensuring comfort and convenience for all residents.

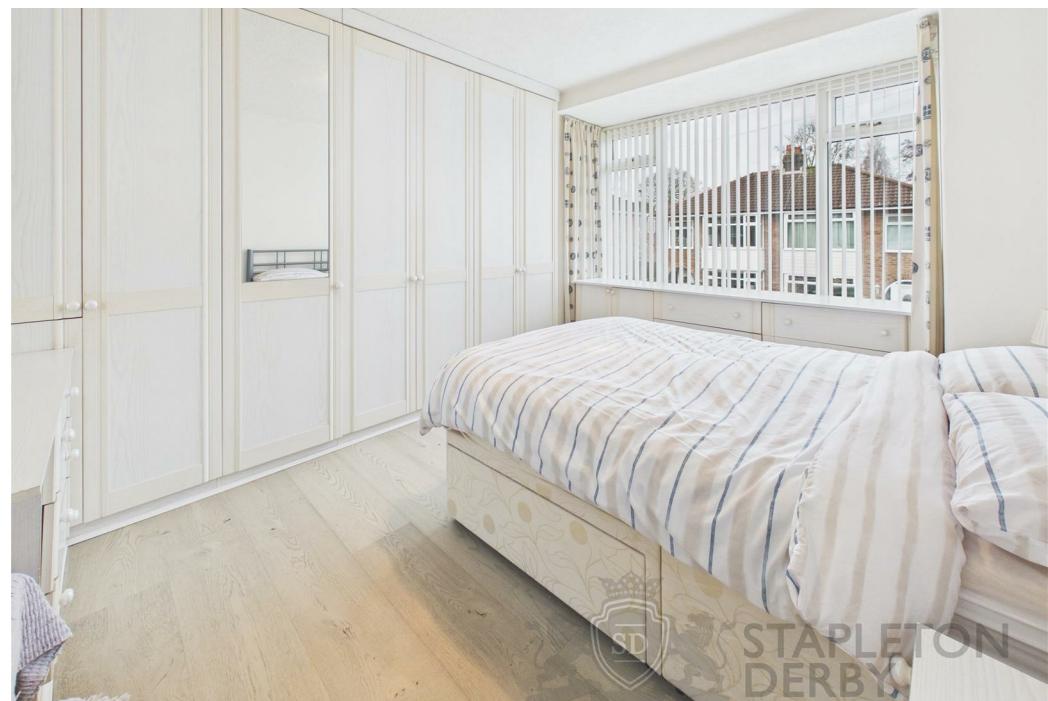
Outside, the property benefits from a driveway with a carport area, accommodating parking for two vehicles. The well-sized rear garden is a true sun trap, offering a perfect space for outdoor gatherings or simply unwinding in the sun.

Situated close to local shops, schools, and amenities, this home is not only practical but also well-connected to the community. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this lovely home that combines modern living with a welcoming atmosphere.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			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.