



41 Hayes Street, St. Helens, WA10 3RF
£170,000

Nestled on Hayes Street in the charming town of St. Helens, this delightful bay-fronted mid-terrace house offers a perfect blend of character and modern living. With no onward chain, this property presents an excellent opportunity for both first-time buyers and families seeking a comfortable home.

Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms. The living room is a cosy retreat with a bay window, while the dining room features a charming log burner, perfect for those chilly evenings. The modern kitchen is well-equipped and flows seamlessly into a convenient utility area, ensuring practicality for everyday living. The property benefits from a combi-powered heating system, providing warmth and comfort throughout.

Upstairs, you will find three generously sized bedrooms, each offering ample space for relaxation and personalisation. The bathroom, conveniently located off the landing, is well-appointed and caters to the needs of the household.

The exterior of the property boasts a low-maintenance front and artificial turf rear garden, allowing you to enjoy your home without the burden of extensive upkeep. Additionally, the location is superb, with shops, schools, and amenities all within walking distance. Thatto Heath Train Station is also nearby, making commuting a breeze.

This modernised terraced house is a true gem, combining character with contemporary comforts in a sought-after area. Do not miss the chance to make this lovely property your new home.









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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		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions (92 plus)		EU Directive 2002/91/EC	
(81-91)		EU Directive 2002/91/EC	
(69-80)		EU Directive 2002/91/EC	
(55-68)		EU Directive 2002/91/EC	
(39-54)		EU Directive 2002/91/EC	
(21-38)		EU Directive 2002/91/EC	
(1-20)		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
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.