



151 Knowsley Road, St. Helens, WA10 4PZ

£225,000



**STAPLETON
DERBY**

Nestled on the charming Knowsley Road in St. Helens, this stunning terraced house is a true gem, presented in immaculate, show home condition. As you step through the large entrance hall, you are welcomed into a spacious open plan lounge and dining room, featuring elegant fireplaces, including a delightful log burner in the dining area, perfect for cosy evenings. The French doors flood in more natural light, and the bay to the lounge blends the character of the building perfectly with the contemporary styling.

The lengthy kitchen is equipped with integrated appliances and flows seamlessly into a utility area, which then opens up to a beautifully designed conservatory. This conservatory, with its tiled roof, provides a versatile space that can be enjoyed throughout the year, whether for relaxation or entertaining. The property boasts three generously sized double bedrooms, ensuring ample space for family or guests. The bathroom is adorned with a stylish white suite, offering a fresh and modern feel.

Outside, the large sun trap garden at the rear is a true highlight, featuring inviting seating areas that catch the sun all day long. A substantial shed offers additional storage, making this garden not only a lovely outdoor retreat but also a practical space for everyday living.

This property is perfect for those seeking a turn-key home that combines modern living with traditional charm. With its spacious layout and stunning features, it is an ideal choice for families or anyone looking to enjoy a comfortable lifestyle in a desirable location. Don't miss the opportunity to make this beautiful house your new home, it truly needs viewing to be fully appreciated!









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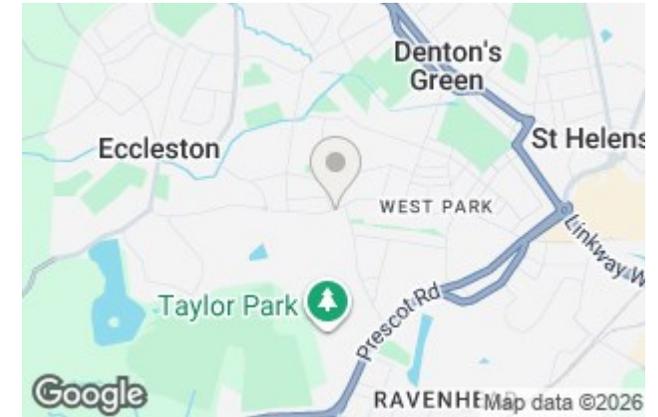


Approximate total area[®]
 117.6 m²
 1265 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency 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 | | 69 | 82 |
| | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| 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 | | |

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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.