



79 Kitchener Street, St. Helens, WA10 4LX

£115,000



Perfectly positioned on Kitchener Street in the heart of St. Helens, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. With no onward chain, you can move in or let out without delay, making it a hassle-free choice for those looking to enter the property market.

The house boasts two spacious double bedrooms, providing ample room for relaxation and rest. There is a bathroom off the landing, along with storage cupboard housing the modern combi boiler. The open-plan lounge creates a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. Natural light floods the space, enhancing the overall warmth and comfort of the living area. The kitchen has some integrated appliances, there is also a handy understairs storage cupboard too.

One of the standout features of this property is the sun trap rear garden, which is partially decked, offering a delightful outdoor space for al fresco dining or simply soaking up the sun. It is an ideal setting for enjoying the warmer months or cultivating a small garden.

Conveniently located within walking distance to local schools, this home is perfect for families or those looking to invest in a property with strong rental potential. The surrounding area is well-served by amenities, ensuring that all your daily needs are easily met.

In summary, this two-bedroom terraced house on Kitchener Street is a fantastic opportunity for anyone seeking a comfortable home or a promising buy-to-let investment. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this delightful property your own.





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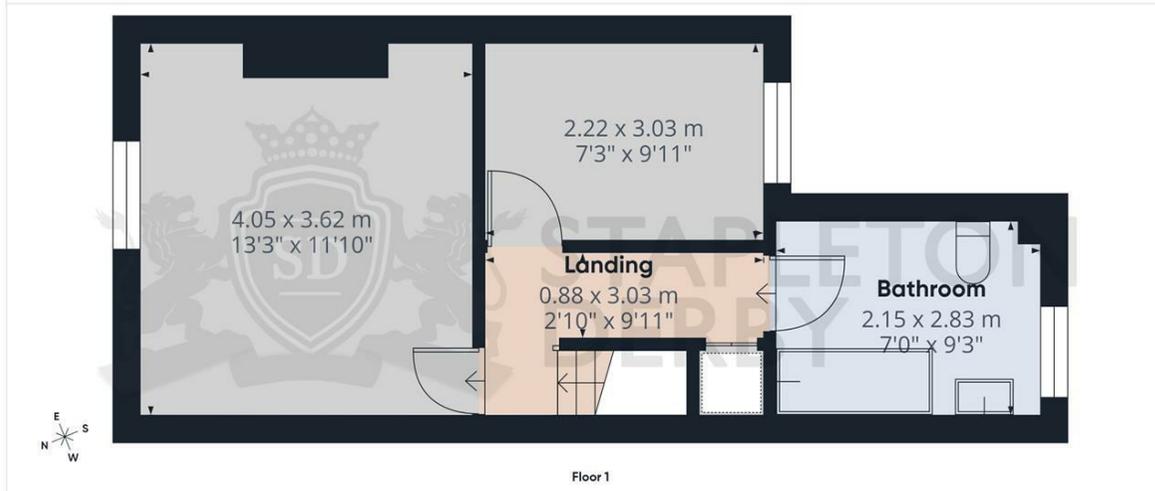
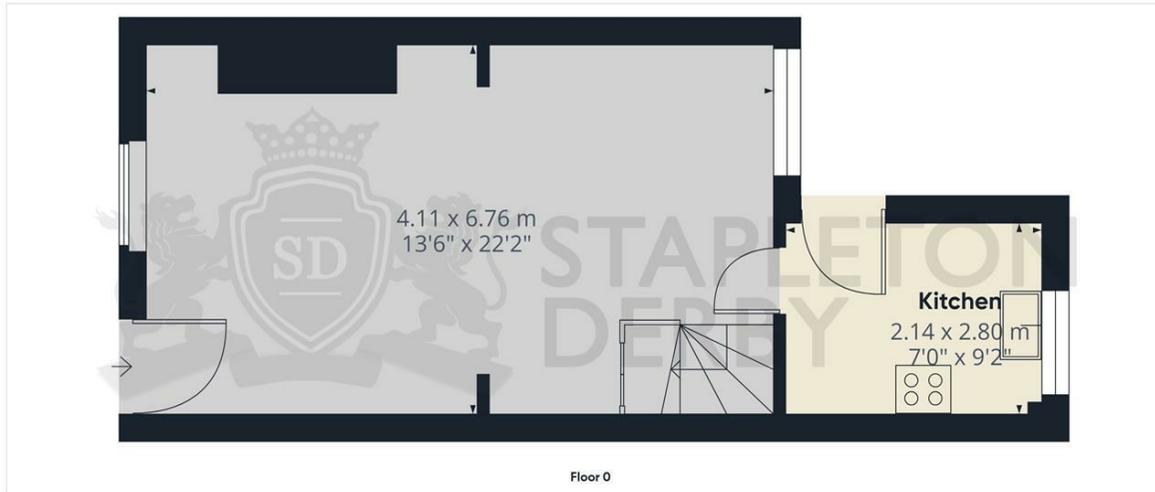
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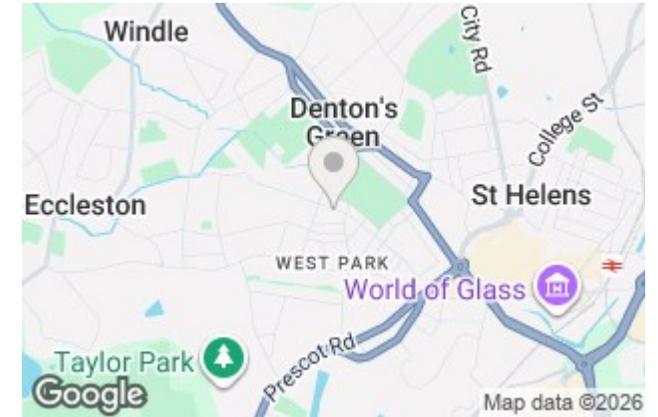


Approximate total area[®]
63.5 m²
685 ft²

(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.

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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	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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