



2 Pimblett Road, St. Helens, WA11 0PZ

Asking Price £175,000



Nestled on Pimblett Road in Haydock, this semi-detached house presents an excellent opportunity for families and investors alike. Boasting three spacious reception rooms, this property offers ample space for relaxation and entertainment. The well-proportioned kitchen is conveniently located, alongside a handy downstairs WC, making it practical for everyday living.

Upstairs, you will find three generously sized bedrooms, perfect for accommodating family members or guests. The shower room is functional and ready for your personal touch. The property sits on a generous plot, providing a large rear garden that is ideal for outdoor activities, gardening, or simply enjoying the fresh air. The front of the house features a driveway with parking space for two vehicles, adding to the convenience of this lovely home.

This residence is situated close to local shops, schools, and other amenities, making it a desirable location for families. With no onward chain, you can move in without delay. While the property is a blank canvas that requires some tender loving care, it offers great potential for extension, subject to the necessary permissions. This is a wonderful opportunity to create your dream home in a sought-after area. Don't miss out on the chance to make this property your own.









**Stapleton Derby**

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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICE TO PURCHASERS**

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