



259 Knowsley Road, St. Helens, WA10 4QF

Asking Price £249,950



Nestled on the desirable Knowsley Road in St. Helens, this extended semi-detached house presents an excellent opportunity for those seeking a spacious family home. With three well-proportioned bedrooms and a bathroom located on the first floor, this property is designed for comfortable living. The entrance hall welcomes you into a generous layout featuring THREE inviting reception rooms, perfect for entertaining guests or enjoying family time, alongside a convenient downstairs shower room and a functional kitchen.

The property boasts parking for several vehicles, ensuring ease of access for you and your guests and also has a secure roller shutter. The well-sized rear garden is a delightful feature, providing ample outdoor space for relaxation and recreation. Additionally, a large outbuilding currently serves as a home office, this then leads into the double garage offering a versatile area that could easily be transformed into an annexe, subject to planning permission.

Situated close to local shops and schools, this home is ideally located for families and professionals alike. With no onward chain, this property offers a blank canvas for the new owner to personalise and create their forever home. Whether you are looking to invest or settle down, this semi-detached house on Knowsley Road is a fantastic choice that combines space, potential, and a prime location.





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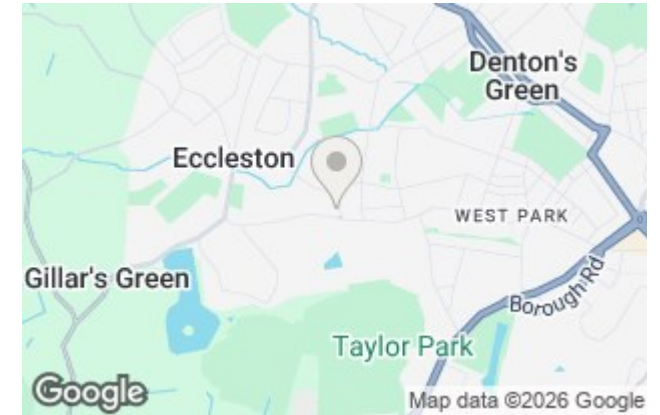
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient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