



2 Inman Avenue, St. Helens, WA9 2QF

Asking Price £90,000



**STAPLETON  
DERBY**

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Boasting a corner plot position on Inman Avenue, St. Helens, this semi-detached house presents a remarkable opportunity for those seeking a project to transform a property into their dream home. This residence features three well-proportioned bedrooms and two inviting reception rooms, providing ample space for family living or entertaining guests.

The property requires full refurbishment, making it an ideal choice for investors or buyers looking to add their personal touch. With no onward chain, the process of acquiring this home is straightforward and hassle-free, allowing for a swift transition into your new abode.

Outside, the house is complemented by gardens to the front, offering potential for landscaping and outdoor enjoyment. Additionally, there is parking available for two vehicles, a valuable asset in today's market.

This property is realistically priced to sell, making it an attractive proposition for those looking to invest in the St. Helens area. Whether you are a seasoned investor or a first-time buyer eager to embark on a renovation journey, this semi-detached house on Inman Avenue is a canvas waiting for your vision. Don't miss the chance to explore the potential this home has to offer.





STAPLETON  
DERBY





**Stapleton Derby**

73-75 Corporation Street, St Helens, WA10 1SX

Tel: 0151 430 0717 01744 883 322

info@stapletonderby.co.uk

www.stapletonderby.co.uk



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**

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.