



21 Irene Avenue, St. Helens, WA11 9AW

Offers In The Region Of £150,000



**STAPLETON  
DERBY**

Welcome to this charming mid-terrace house located on the desirable Irene Avenue in St. Helens. This property is perfect for first-time buyers seeking a comfortable and convenient home. With two spacious reception rooms, this house offers ample space for both relaxation and entertaining. The ground floor features a welcoming porch that leads into a bright lounge, seamlessly flowing into a dining room that opens up to a modern kitchen equipped with integrated appliances. Additionally, there is a practical ante space storage area and a contemporary bathroom, making daily living both easy and enjoyable.

As you ascend to the first floor, you will find two generously sized double bedrooms, providing plenty of room for rest and personal space. The property also boasts a low-maintenance rear garden, ideal for those who prefer to spend their time enjoying their home rather than tending to extensive outdoor upkeep. For added convenience, there is driveway parking available for one vehicle at the front of the house.

Situated in a sought-after location, this home benefits from excellent commuter links via the East Lancs Road, making it an ideal choice for those who travel for work or leisure. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful home that combines modern living with a fantastic location.





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DERBY





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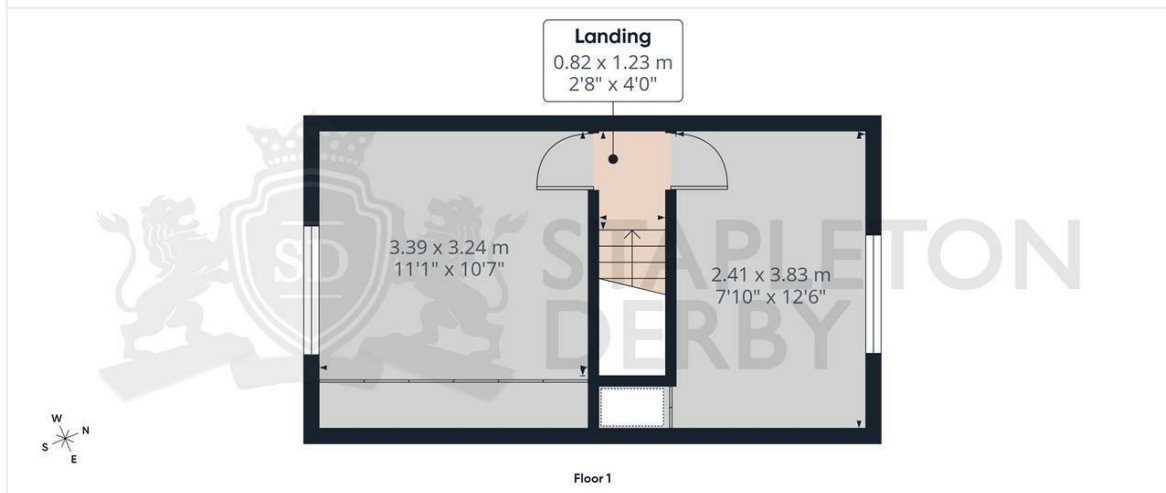
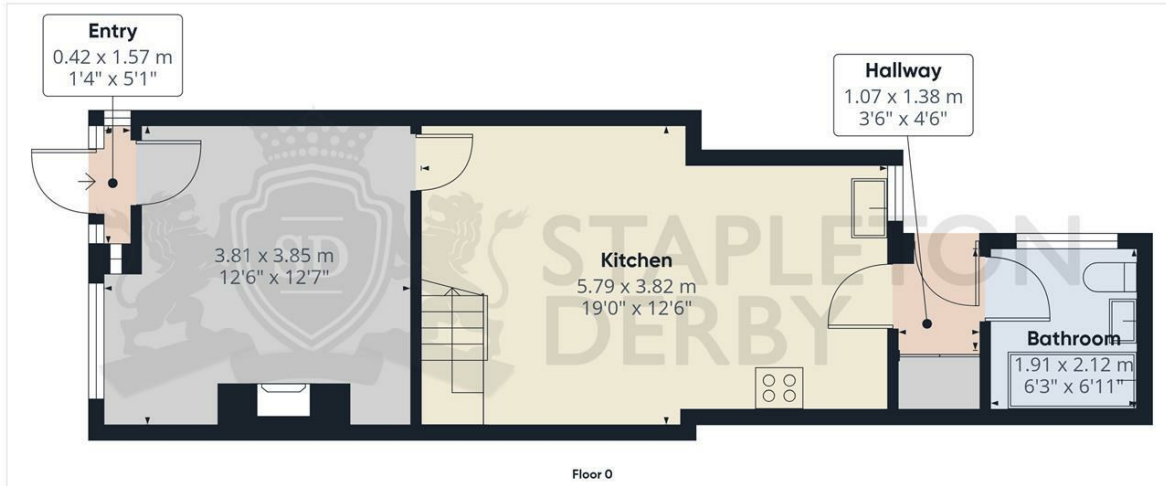
# Stapleton Derby

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**Approximate total area\*\***  
64.1 m<sup>2</sup>  
689 ft<sup>2</sup>

**Reduced headroom**  
0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

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	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.