STAPLETON DERBY

Ilfracombe Road, St. Helens, WA9 4NN

£175,000

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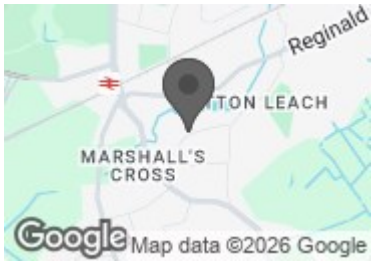
Nestled on Ilfracombe Road in the charming area of Sutton Leach, St. Helens, this delightful semi-detached family home presents an excellent opportunity for those seeking a property with character and potential. Offered with no onward chain, this residence is ideally situated close to local schools and amenities, making it perfect for families.

The property boasts three well-proportioned bedrooms, providing ample space for family living. The bathroom is conveniently located on the first floor, ensuring privacy and ease of access. On the ground floor, you will find a generously sized lounge that invites relaxation and comfort, alongside a spacious kitchen diner that is perfect for family meals and entertaining guests.

Outside, the property features a good-sized rear garden, ideal for children to play or for hosting summer barbecues. The gated driveway offers

- Semi Detached Family Home
- Three Bedrooms
- Kitchen Diner
- Close To Schools & Amenities
- EPC - D
- Blank Canvas For Someone To Make Their Own
- Well Sized Lounge
- Garage & Driveway Parking
- No Onward Chain



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