



226 Nutgrove Road, St. Helens, WA9 5JT

Offers In The Region Of £145,000



**STAPLETON
DERBY**

Nestled on Nutgrove Road in St. Helens, this charming mid-terrace house, built in 1900, offers a delightful blend of space and comfort. This property stands out as one of the more spacious homes in the area, making it an ideal choice for families or those seeking extra room to breathe.

Upon entering, you are welcomed by a quaint entrance porch that leads into a generous living room, perfect for relaxation and entertaining. Adjacent to this is a well-proportioned dining room, which flows seamlessly into the kitchen, providing a practical layout for everyday living. The ground floor also boasts a utility room and a newly fitted shower room, enhancing convenience for busy households. A lean to conservatory at the rear invites natural light and offers a tranquil space to enjoy the garden views.

The first floor features three comfortable bedrooms, each providing ample space for rest and personalisation. A white suite bathroom completes this level, ensuring that all family needs are met.

Outside, the property benefits from gardens both to the front and rear, providing a pleasant outdoor space for relaxation or play. Set back from the main road, it offers a peaceful retreat while still being conveniently close to local schools, shops, and amenities.

It is rare that a terrace property with TWO bathrooms plus a utility room come to market, so this property truly needs to be seen to appreciate the rare amount of space that it provides. With no onward chain, this home is ready for you to move in and make it your own. This property is a rare find and is sure to attract interest, so do not miss the opportunity to view this delightful home.

Note - This property is being sold on behalf of an employee at Stapleton Derby.



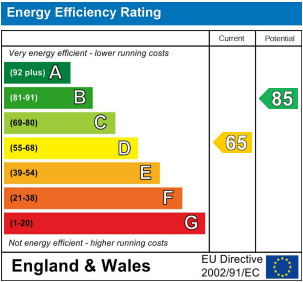


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