



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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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.