8 Brookhouse Grove, St. Helens, WA10 5AR

Asking Price £130,000

STAPLETON DERBY

Set back on Brookhouse Grove, Eccleston, this mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. With no onward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by a welcoming hall that leads to two generous reception rooms, perfect for entertaining guests or enjoying family time. The ground floor also features a functional kitchen, providing ample space for culinary creativity.

As you ascend to the first floor, you will find three spacious bedrooms, each offering a comfortable retreat for rest and relaxation. The bathroom is conveniently complemented by a separate WC, ensuring practicality for busy households.

Outside, the property boasts lawned gardens to both the front and rear, providing a delightful outdoor space for gardening enthusiasts or for children to play.

Situated in a desirable location, this home is close to popular schools, transport links, and local shops, making it an ideal choice for families and commuters alike. While the property may require some tender loving care, it holds great potential to become a lovely family home or a profitable rental investment. Don’t miss the chance to view this promising property.

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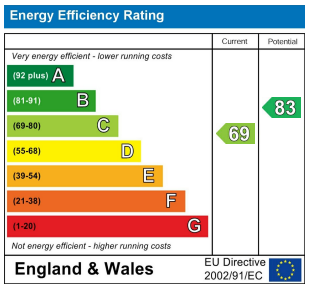

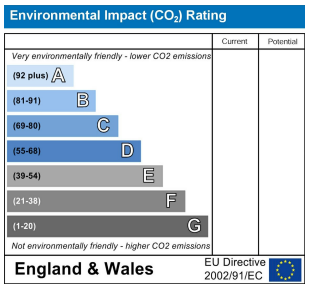

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We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed 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.