



9 Mitchell Road, St. Helens, WA10 3EX

£245,000



**STAPLETON
DERBY**

New to the sales market is this charming semi-detached house located on Mitchell Road in the desirable area of St. Helens. This property is situated in a peaceful cul-de-sac, making it an ideal choice for families seeking a tranquil environment while still being conveniently close to local schools and amenities.

The house boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The extended kitchen is well-equipped with some integrated appliances, providing a functional space for culinary enthusiasts. Upstairs, you will find three comfortable bedrooms, complemented by a modern white suite bathroom.

Outside, the property features a well-sized rear garden that serves as a delightful sun trap, ideal for enjoying sunny days or hosting gatherings. It is completely paved making it maintenance free! Additionally, the driveway accommodates parking for two vehicles and includes an electric vehicle charger, catering to the needs of modern living.

This home presents a wonderful opportunity for those looking to settle in a family-friendly neighbourhood with easy access to essential services. With its appealing "turn-key" features and excellent location, this property is not to be missed.





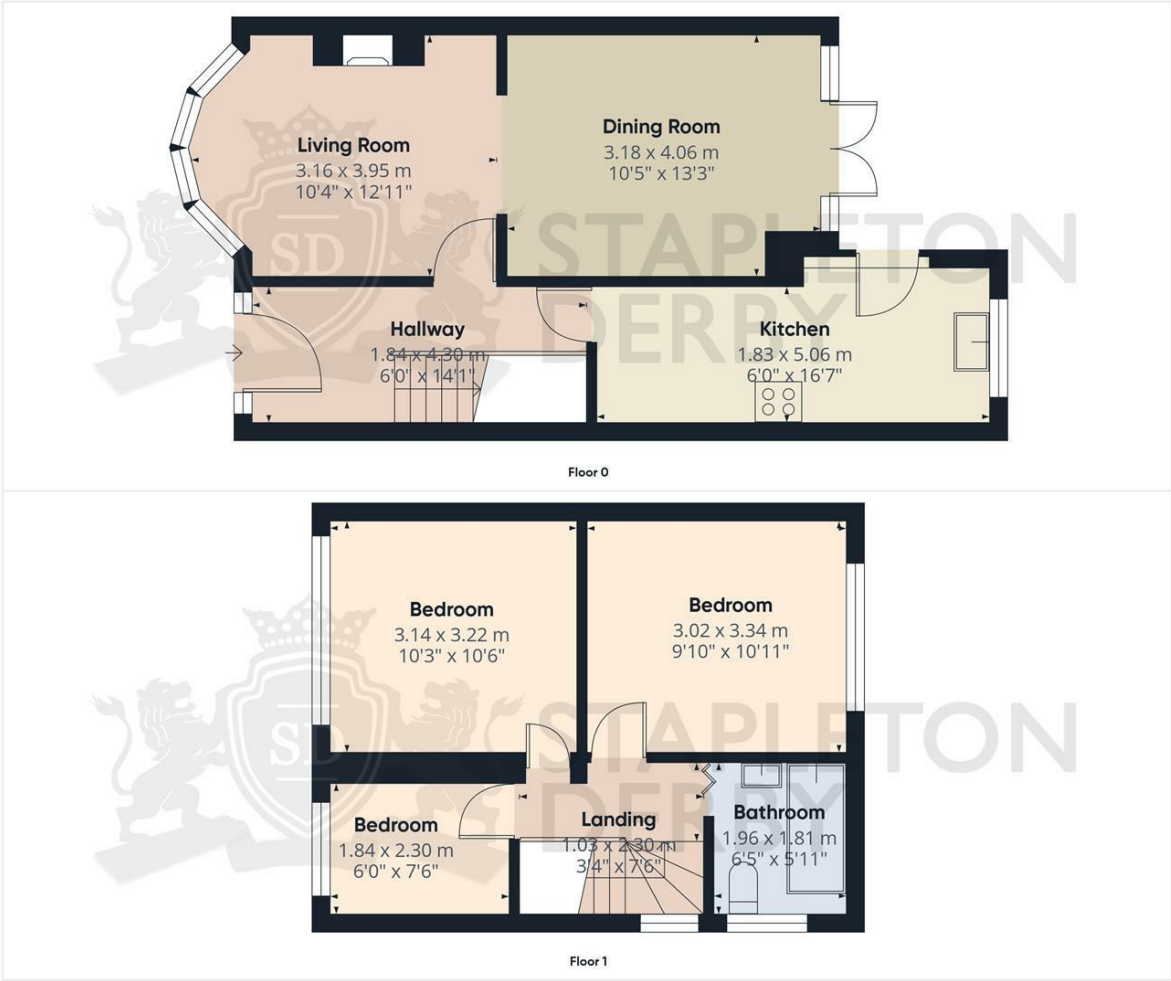
STAPLETON
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STAPLETON
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STAPLETON DERBY

Approximate total area⁽¹⁾

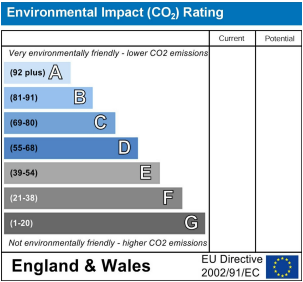
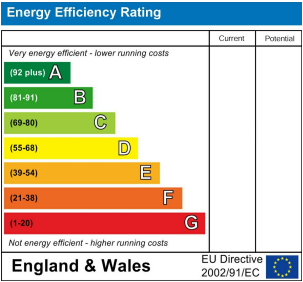
73.8 m²

795 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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