



25 Lowther Crescent, St. Helens, WA10 3PW

£189,950



Nestled in the tranquil cul de sac of Lowther Crescent, St. Helens, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, making it ideal for those seeking space and comfort.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs WC. The spacious lounge offers a perfect setting for relaxation, while the well-sized kitchen diner is designed for both cooking and entertaining, providing a delightful space for family meals. The addition of a conservatory enhances the living area, allowing for an abundance of natural light and a seamless connection to the garden.

The master bedroom features an en suite shower room, adding a touch of luxury and privacy, while the remaining bedrooms share a modern white suite bathroom. This home is designed for modern living, with thoughtful touches throughout.

Outside, the property benefits from an allocated parking space to the side, along with ample visitor bays for guests. The rear garden is lawned and not overlooked making it a peaceful outside space. The location is particularly advantageous, being just a stone's throw from local schools and shops, ensuring that all essential amenities are within easy reach.

With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful home in a sought-after area of St. Helens.





STAPLETON  
DERBY





STAPLETON  
DERBY



# Stapleton Derby

73-75 Corporation Street, St Helens, WA10 1SX

Tel: 0151 430 0717 01744 883 322

info@stapletonderby.co.uk

www.stapletonderby.co.uk



**STAPLETON DERBY**

Approximate total area<sup>®</sup>

84.5 m<sup>2</sup>  
909 ft<sup>2</sup>

(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.

GIRAFFE360



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		70	79
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.