



**Second to None**  
**HOME CARE**  
Email: [second\\_to\\_none@hotmail.co.uk](mailto:second_to_none@hotmail.co.uk)

**FOR SALE**  
**STAPLETON DERBY SD**  
[stapledonby.co.uk](http://stapledonby.co.uk)

**We are recruiting carers**  
**for full-time, part-time,**  
**and weekend work**  
[homecareshelens.com](http://homecareshelens.com)

115 Greenfield Road, St. Helens, WA10 6SH

Asking Price £155,000



Nestled on Greenfield Road in the desirable area of Dentons Green, St. Helens, this mid-terrace property presents a unique opportunity for both commercial and residential use. Currently operating as a commercial premises, the property can be effortlessly converted back into a charming residential home, making it an ideal choice for those with a vision for their living space.

Upon entering, you will find an open-plan layout on the ground floor, which creates a spacious and inviting atmosphere. The kitchen, located at the rear, is well-positioned for convenience and functionality. This layout not only enhances the flow of the office / living area but also allows for versatile use, whether for business or family gatherings.

The first floor boasts two well-proportioned rooms, which can serve as bedrooms or office spaces, catering to your specific needs. Additionally, a modern white suite bathroom provides a clean and fresh environment for relaxation.

One of the standout features of this property is the generously sized, low-maintenance rear garden. This outdoor space offers a perfect retreat for enjoying the fresh air or entertaining guests, without the burden of extensive upkeep.

Situated in a popular location, this property is ideal for a small business looking for a prominent position or for a family seeking a home with potential. With its blend of commercial viability and residential charm, this property is a rare find in the market. Whether you are looking to invest or create a family haven, this property on Greenfield Road is certainly worth considering.





STAPLETON  
DERRIFORD





STAPLET  
DERBY

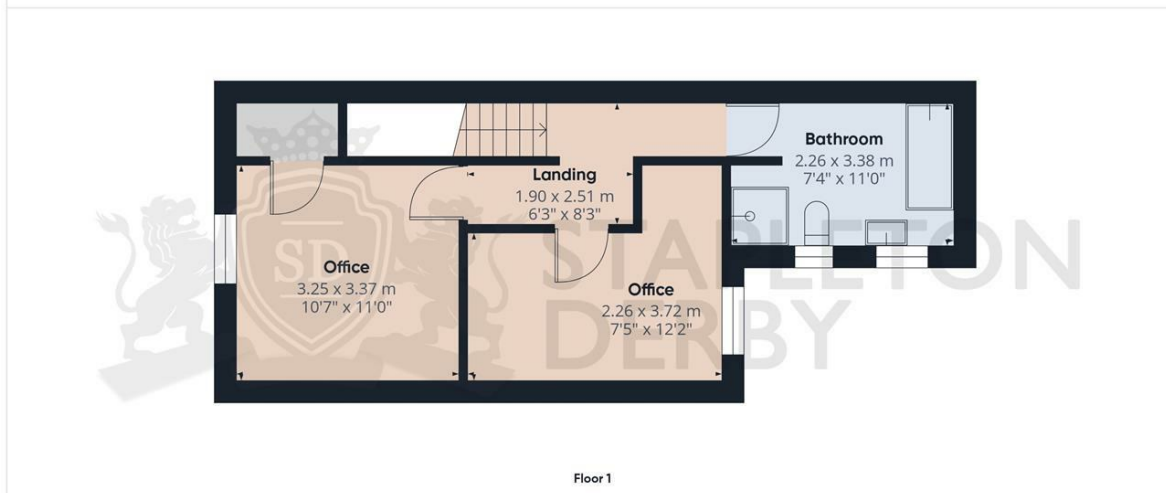
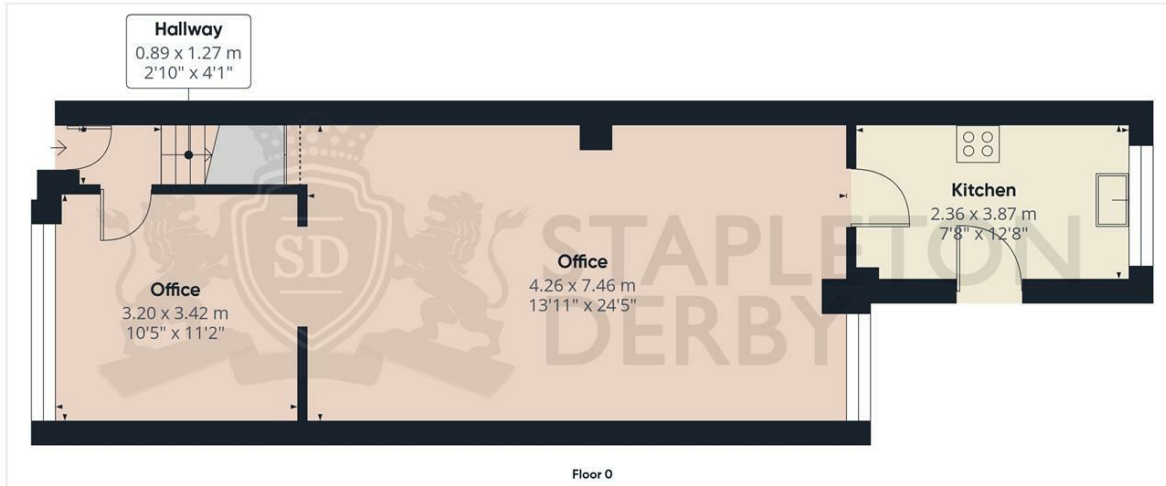
**Stapleton Derby**

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>(1)</sup>  
89.4 m<sup>2</sup>  
962 ft<sup>2</sup>

Reduced headroom  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

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) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | 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.