



102 Elephant Lane, St. Helens, WA9 5RA

£139,950



**STAPLETON  
DERBY**

Nestled in the charming area of Thatto Heath, St. Helens, this semi-detached true bungalow on Elephant Lane presents a wonderful opportunity for those seeking a home with potential. Boasting a prominent corner plot, the property features a gated driveway that comfortably accommodates parking for two vehicles, ensuring convenience for residents and guests alike.

Inside, the bungalow offers two generously sized double bedrooms, providing ample space for relaxation and rest. The two reception rooms are perfect for entertaining or enjoying quiet evenings at home, allowing for versatile living arrangements. The property also includes a well-appointed bathroom, catering to all your essential needs.

While the bungalow is in need of some tender loving care, it serves as a blank canvas, inviting you to infuse your personal style and creativity into the space. With spacious proportions throughout, there is plenty of room to reimagine and enhance the interior to suit your preferences.

Situated within walking distance to local shops, bus and rail links, as well as nearby parks, this location offers both convenience and a sense of community. With no onward chain, you can move in and start making this delightful bungalow your own without delay. This property is an excellent choice for first-time buyers, downsizers, or anyone looking to invest in a home with great potential. Don't miss the chance to transform this bungalow into your dream residence.





STAPLETON  
DERBY





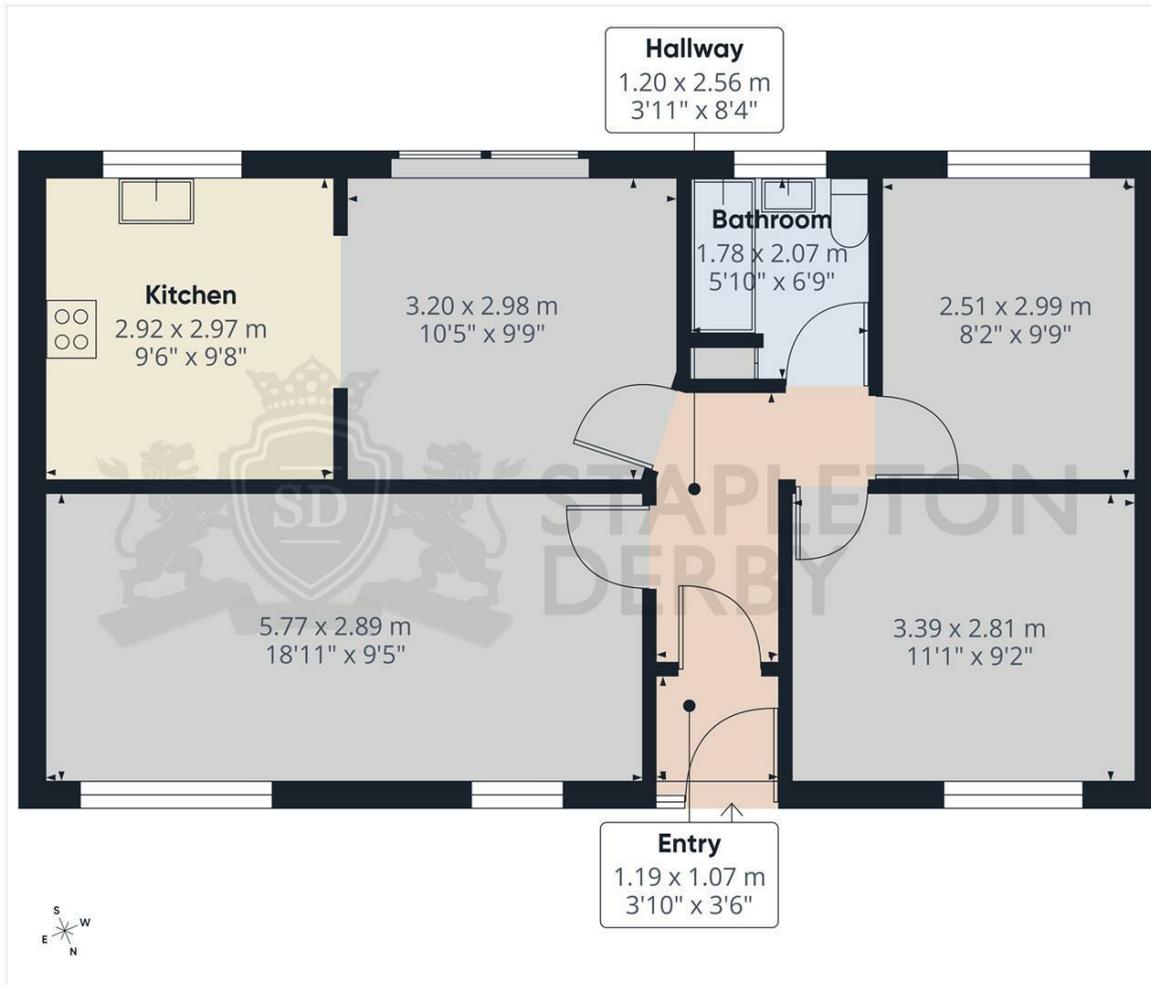
**Stapleton Derby**

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**Approximate total area<sup>®</sup>**  
60.4 m<sup>2</sup>  
651 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) <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.