



131 Broadway, St. Helens, WA10 5PB

Asking Price £280,000



Perfectly positioned in a tranquil cul-de-sac section in the charming area of Broadway, Ecclestone, this immaculately presented semi-detached house offers a perfect blend of modern living and serene surroundings. With three well-proportioned bedrooms and a stylish white suite bathroom located on the first floor, this home is ideal for families or those seeking extra space.

The ground floor boasts an inviting open-plan living area, perfect for both relaxation and entertaining. The brand new kitchen is a standout feature, equipped with contemporary fittings that will delight any culinary enthusiast. A log burner fireplace adds a touch of warmth and character, creating a cosy atmosphere during the colder months.

Outside, the property benefits from ample parking for up to four vehicles, ensuring convenience for residents and guests alike. The detached garage provides additional storage or workshop space, catering to various needs. The garden backs onto open fields, offering a picturesque view and a sense of peace, while also providing opportunities for leisurely walks and outdoor activities.

Located within walking distance to the highly regarded Bleak Hill Primary School and local amenities, this home is perfectly positioned for families. With its combination of modern features, spacious living, and a desirable location, this semi-detached house is a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this delightful property your new home.





STAPLETON
DERBY





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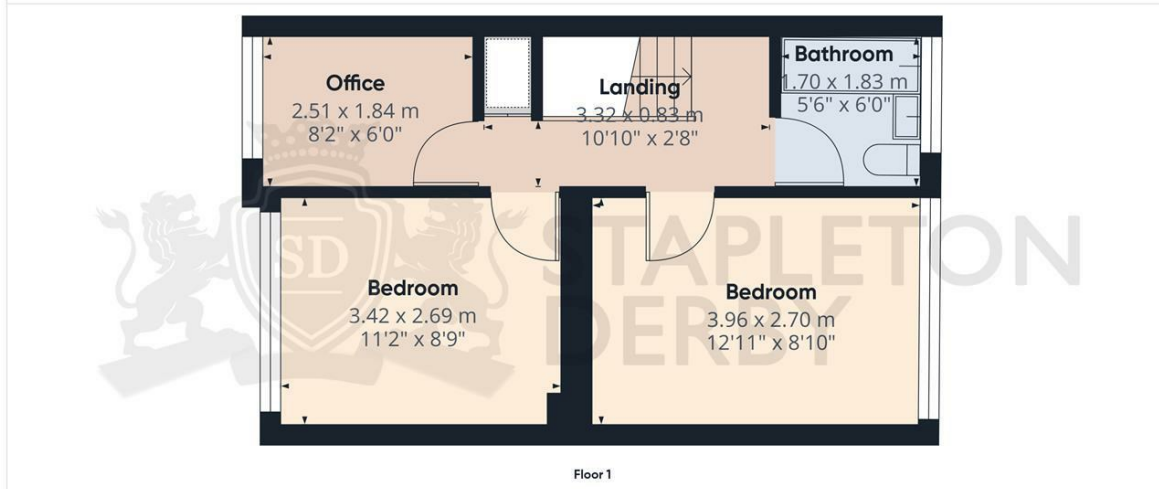
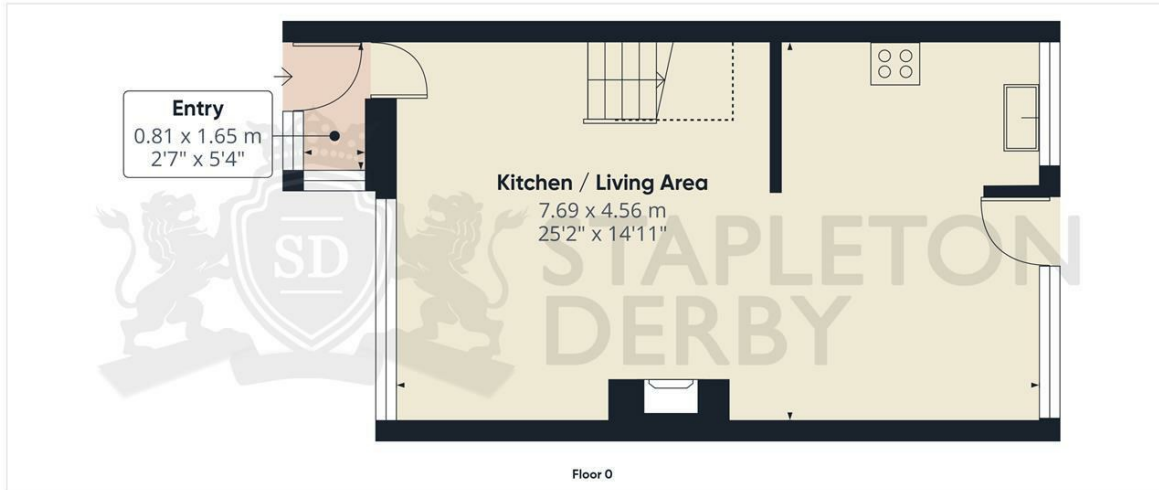
Stapleton Derby

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Approximate total area⁽¹⁾
69.6 m²
749 ft²

Reduced headroom
1.2 m²
13 ft²

(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) 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		84	58
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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