



207 Broad Oak Road, St. Helens, WA9 2AJ

£135,000



**STAPLETON
DERBY**

Set back on Broad Oak Road in the charming town of St. Helens, this much larger than average mid-terrace house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts an entrance hall with stair access, two spacious reception rooms opened up, providing ample space for relaxation and entertaining. The open-plan lounge diner creates a welcoming atmosphere, perfect for family gatherings or quiet evenings in.

The kitchen, which spans the width of the house, is well-equipped and offers a practical layout for cooking enthusiasts. Upstairs, you will find two generously sized double bedrooms, ensuring comfort and privacy for all occupants. The bathroom, conveniently located on the same floor, is designed to meet all your daily needs.

One of the standout features of this property is the potential to add a driveway to the front, subject to the necessary permissions. This could enhance both convenience and curb appeal. Additionally, the property is offered with no onward chain, allowing for a smooth and efficient purchase process.

With its prime location and spacious layout, this terraced house is a fantastic find in St. Helens. Whether you are looking to make it your first home or seeking a new place to settle down, this property is well worth a visit.



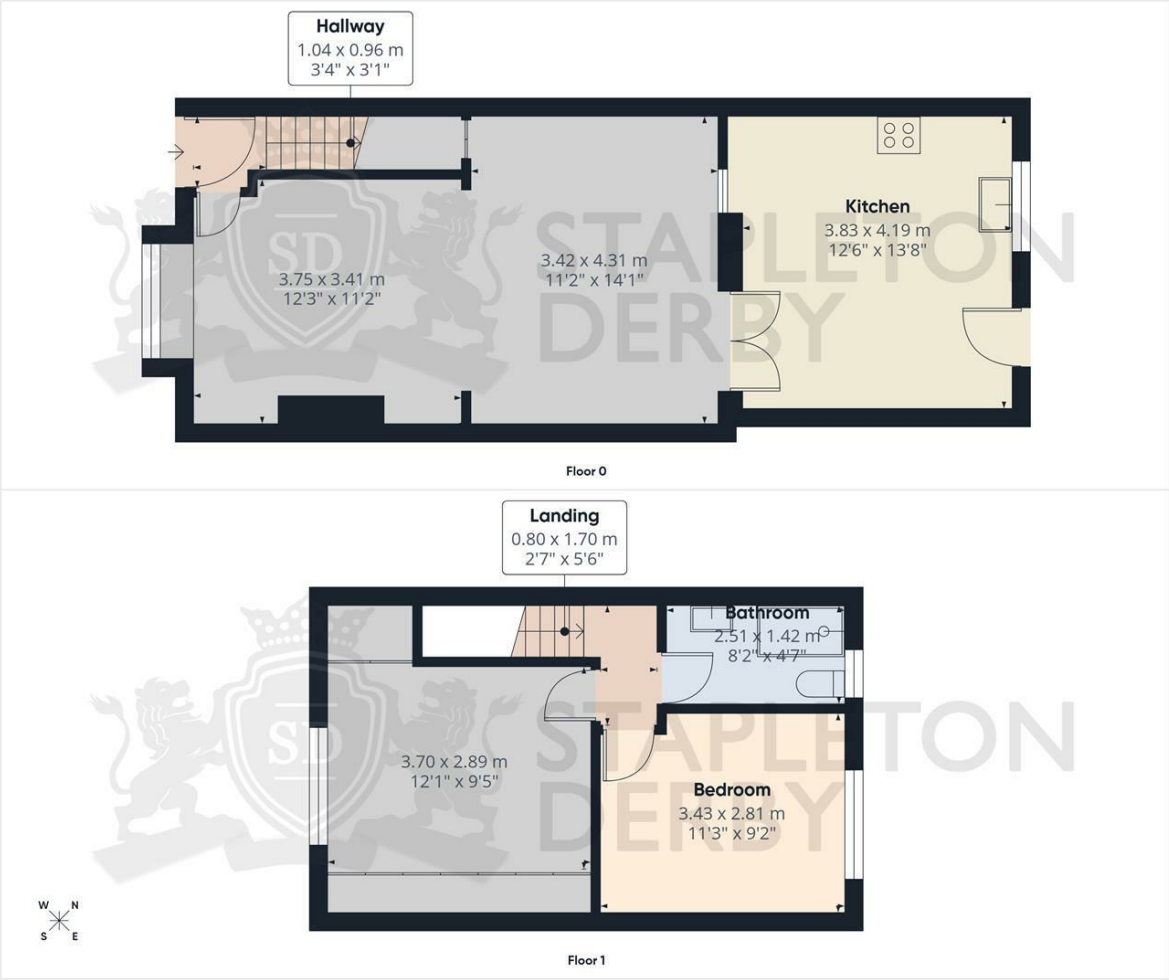






STAPLETON
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Approximate total area⁽¹⁾

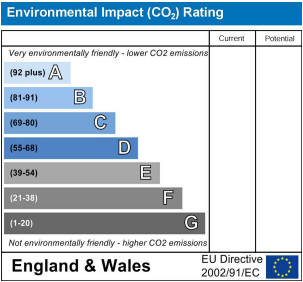
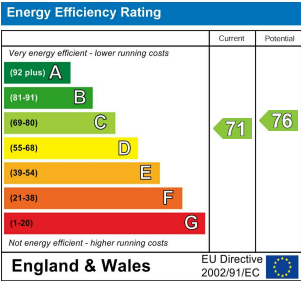
76.1 m²

818 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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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.