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Wythburn Road, St Helens

£140,000

**BELVOIR!**





## Key Features

- > NO CHAIN
- > DOUBLE BEDROOMS
- > GARDENS
- > FREEHOLD
- > KITCHEN/DINER
- > UTILITY ROOM
- > Tenure: Freehold
- > EPC rating E





This spacious two-bedroom mid-terraced house on Wythburn Crescent in St Helens combines practicality with a comfortable living environment. On the ground floor, you'll find an inviting living area with plenty of space for relaxation and entertaining. Towards the rear of the property, the kitchen/diner serves as a versatile area with ample room for preparing meals and dining, ideal for everyday use and small gatherings. A utility room provides valuable extra space for laundry and storage, helping to keep the main areas neat and organised.

Upstairs, two well-sized double bedrooms offer plenty of space for rest, with each room including built-in storage to help maintain an orderly environment. Outside, the property benefits from compact front and rear gardens, giving just the right amount of outdoor space without the need for extensive upkeep.

Conveniently located close to local amenities, schools, and transport links, this home is an excellent choice for anyone looking for a practical yet welcoming space in a popular area of St Helens.







## LOUNGE

14'8" x 14'2" (4.5m x 4.3m)

Laminate to floor. Bay window to front aspect. Radiator to wall.

## DINING ROOM

10'5" x 10'8" (3.2m x 3.3m)

Laminate to floor, Patio doors to rear garden. Radiator to wall.

## KITCHEN

11'8" x 5'11" (3.6m x 1.8m)

Laminate to floor. Wall & base units. Radiator to walls. Access to utility room.

## UTILITY ROOM

11'10" x 5'11" (3.6m x 1.8m)

Laminate to floor. Door to rear aspect.

## BEDROOM ONE

9'4" x 11'9" (2.8m x 3.6m)

Carpet to floor. Radiator to wall. Window to rear aspect.



## BEDROOM TWO

15'2" x 15'2" (4.6m x 4.6m)

Wooden flooring. Radiator to wall. Window to front aspect.

## BATHROOM

9'5" x 5'8" (2.9m x 1.7m)

Tiles to floor. Basin. Toilet. Shower & cubicle

## REAR GARDEN

Concrete slab pavers and slate.

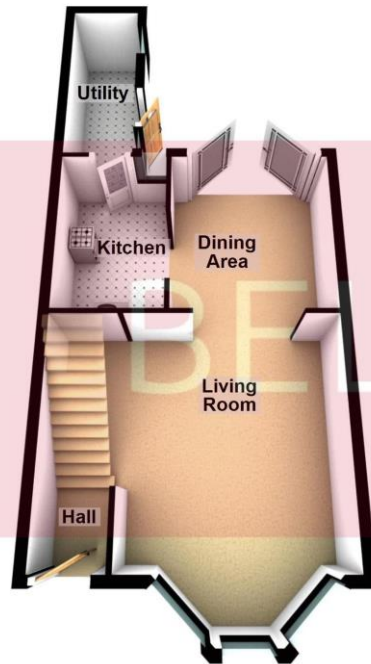
## DISCLAIMER

We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a





Ground Floor



First Floor



Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us. All measurements are approximate  
Plan produced using PlanUp.



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0151 430 0041