



3 Grosvenor Road, St. Helens, WA10 3HX
£115,000

Welcome to Olive Mount, this charming one-bedroom ground floor flat located on the highly sought-after Grosvenor Road in St. Helens. This delightful property is perfectly positioned just a stone's throw from the town centre, making it an ideal choice for those seeking convenience and accessibility.

As you enter, you will be greeted by a spacious reception room off the main hall that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The flat features a newly installed kitchen, which is both modern and functional, providing ample space for culinary creations. The property also boasts plenty of storage, ensuring that you can keep your living space tidy and organised.

The well-maintained communal areas of the building add to its character, creating a pleasant environment for residents. Additionally, this flat comes with allocated parking for one vehicle, a valuable asset in this desirable location.

Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a buy-to-let opportunity, this flat presents an excellent option. With its proximity to Taylor Park and the town centre, you will enjoy the best of both worlds—tranquillity and convenience.

Do not miss the chance to view this lovely flat, which combines character, comfort, and a prime location. It truly is a gem in St. Helens.





STAPLETON
PROPERTY



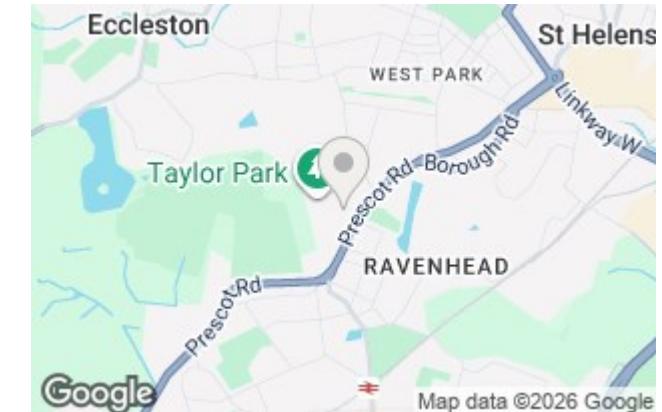
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.