



163 Gladstone Street, St. Helens, WA10 4NW

Asking Price £130,000



**STAPLETON
DERBY**

Welcome to this charming mid-terrace house located on Gladstone Street in St. Helens. This delightful property has been refurbished from top to bottom and is presented in turn-key condition, making it an ideal choice for first-time buyers.

As you enter, you will find a spacious open-plan lounge and dining area, perfect for entertaining guests or enjoying family time. The brand new kitchen boasts modern fittings, ensuring that cooking and meal preparation is a pleasure; it also has an integrated oven, hob and washing machine saving £££s on white goods. The property features two generously sized double bedrooms on the first floor, providing ample space for relaxation and rest.

The bathroom is fitted with a contemporary white suite, offering a fresh and clean aesthetic. Outside, you will discover charming courtyard gardens both at the front and rear of the property, providing a lovely outdoor space for enjoying the fresh air or tending to plants.

Situated close to local amenities and schools, this home is conveniently located for everyday needs. With no onward chain, this property is ready for you to move in and make it your own.

This house must be viewed to be fully appreciated, so do not miss the opportunity to see it for yourself.





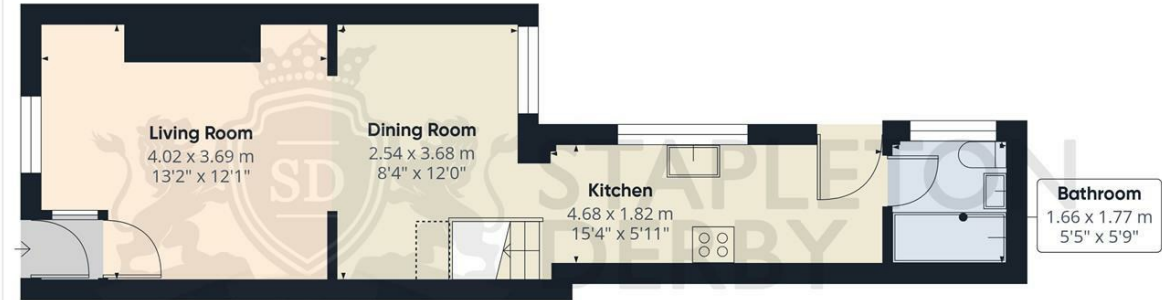
STAPLETON
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STAPLETON
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Floor 0



Floor 1



Approximate total area⁽¹⁾
 57.1 m²
 613 ft²

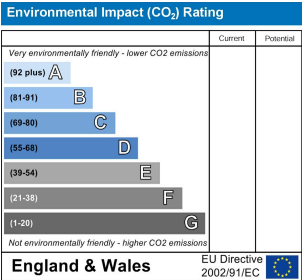
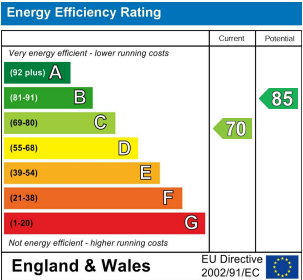
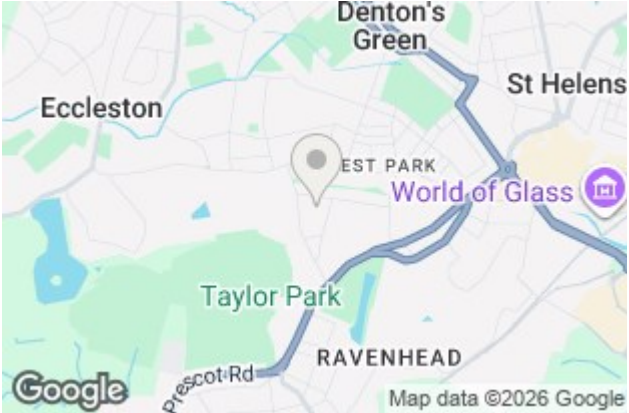
Reduced headroom
 0.3 m²
 4 ft²

(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.

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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.