



183 Sutton Road, St. Helens, WA9 3DU

Offers In The Region Of £135,000



**STAPLETON
DERBY**

New to the market on Sutton Road in St. Helens, this charming terraced house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Built in around 1910, the property has been fully refurbished to a high standard, ensuring modern comforts while retaining its character. The property was fully rewired and replumbed 2 years ago, and the boiler has 8 years warranty remaining offering great peace of mind for any buyer.

Spanning roughly 861 square feet, the home features a welcoming reception room that flows seamlessly into a brand new kitchen, complete with some integrated appliances. The kitchen boasts French doors that open onto a delightful rear garden, perfect for enjoying sunny afternoons. The garden is a sun trap, partially decked, providing an ideal space for relaxation or entertaining guests.

The first floor accommodates three generously sized bedrooms, offering ample space for family living or guest accommodation. Additionally, the property includes a large, newly fitted four-piece bathroom, which features both a bath and a separate shower cubicle, catering to all your bathing needs.

Conveniently located just a stone's throw from St. Helens town centre, this home is perfectly positioned for easy access to local amenities, shops, and transport links. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this beautifully refurbished home that combines modern living with a prime location.





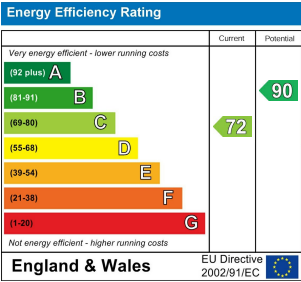
STAPLETON
DERBY





STAPLETON
DERBY

Stapleton Derby
 73-75 Corporation Street, St Helens, WA10 1SX
 Tel: 0151 430 0717 01744 883 322
 info@stapletonderby.co.uk
 www.stapletonderby.co.uk



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.