



New Street, St. Helens, WA9 3UU

£280,000



Currently under construction on a lovely spot on New Street in the charming town of St. Helens, this three storey town house presents a unique opportunity to secure one of only four exclusive new build homes. Anticipated for completion in August 2026, this three-storey townhouse is designed to meet modern regulations, ensuring both comfort and safety, with an NHBC certificate provided for your peace of mind.

Plots One & Four are End Town Houses priced at £280,000, plots Two & Three are the Mid-Townhouses priced at £270,000.

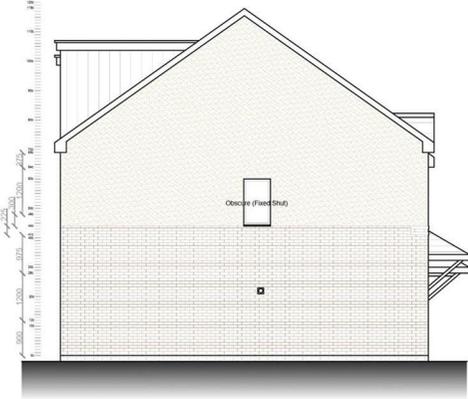
Upon entering, you will find a hallway leading to a spacious lounge that flows seamlessly into an open-plan kitchen diner, perfect for entertaining family and friends. The ground floor also features a convenient WC, enhancing the practicality of the living space. Ascending to the first floor, you will discover two well-proportioned bedrooms accompanied by a stylish bathroom. The master bedroom, located on the top floor, boasts an en suite, providing a private retreat for relaxation.

This property is thoughtfully designed with quality fixtures and fittings throughout, ensuring a contemporary and stylish living environment. Additionally, the home offers driveway parking for one vehicle, a valuable feature in this popular location. Families will appreciate the proximity to local schools, making it an ideal choice for those with children.

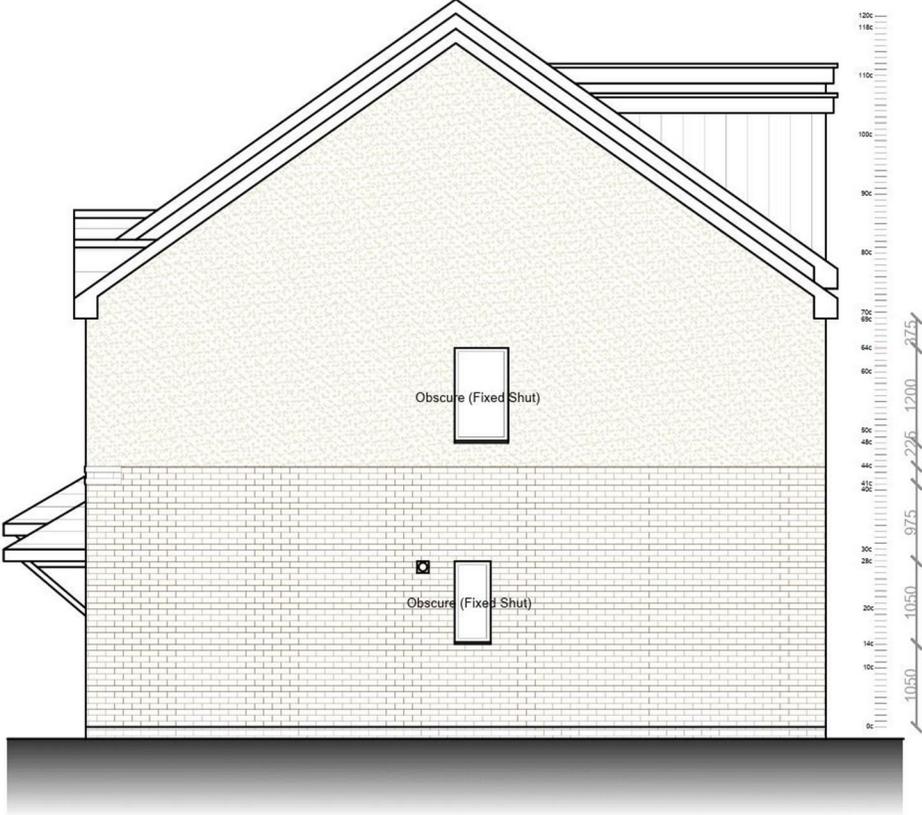
This is a rare chance to invest in a modern home in a desirable area, combining comfort, convenience, and contemporary living. Don't miss out on the opportunity to make this exceptional property your own.



PROPOSED FRONT ELEVATION



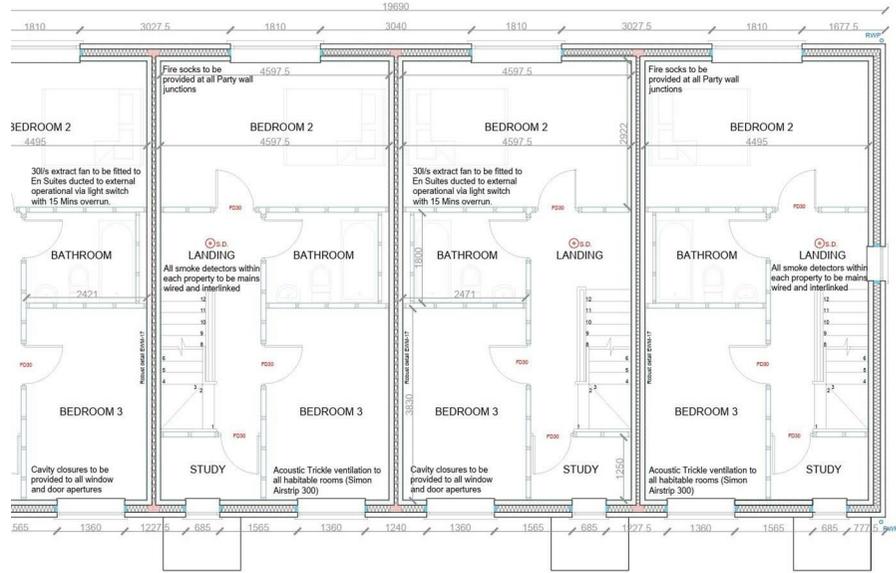
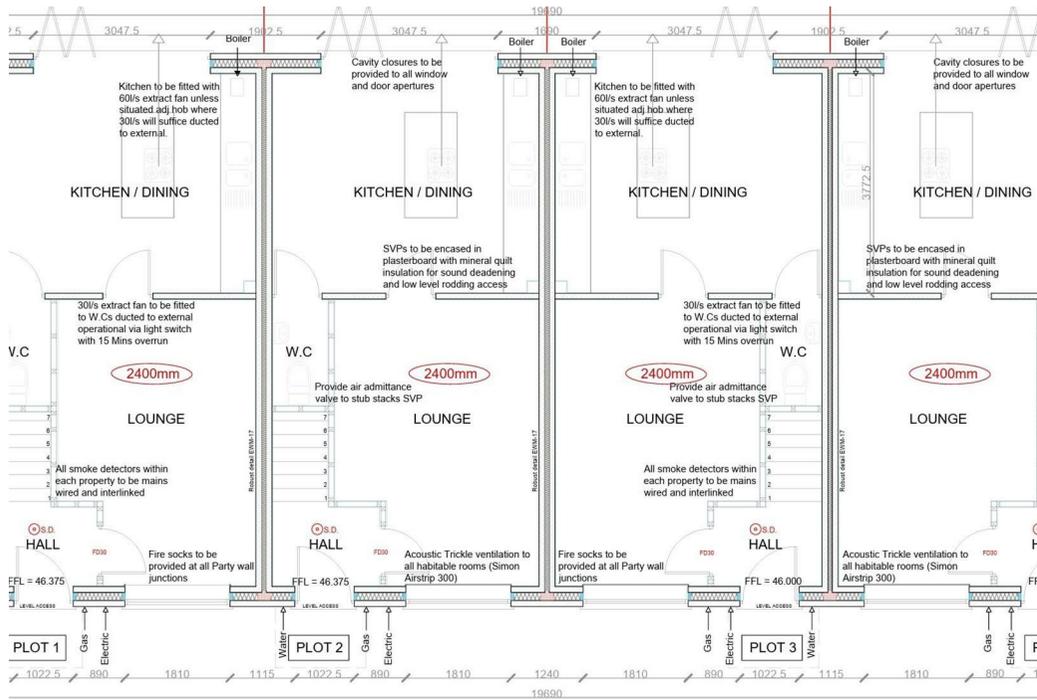
PROPOSED SIDE ELEVATION (A)



PROPOSED SIDE ELEVATION (B)



PROPOSED REAR ELEVATION



BOLD BUSINESS
ST. HELEN
T: 01

CLIENT
SMART LIV DEVELOPV

ADDRESS
LAND AT N
ST. HELEN
WA9 3UU

DATE 29/01/26

TITLE PROPOS

NOTES

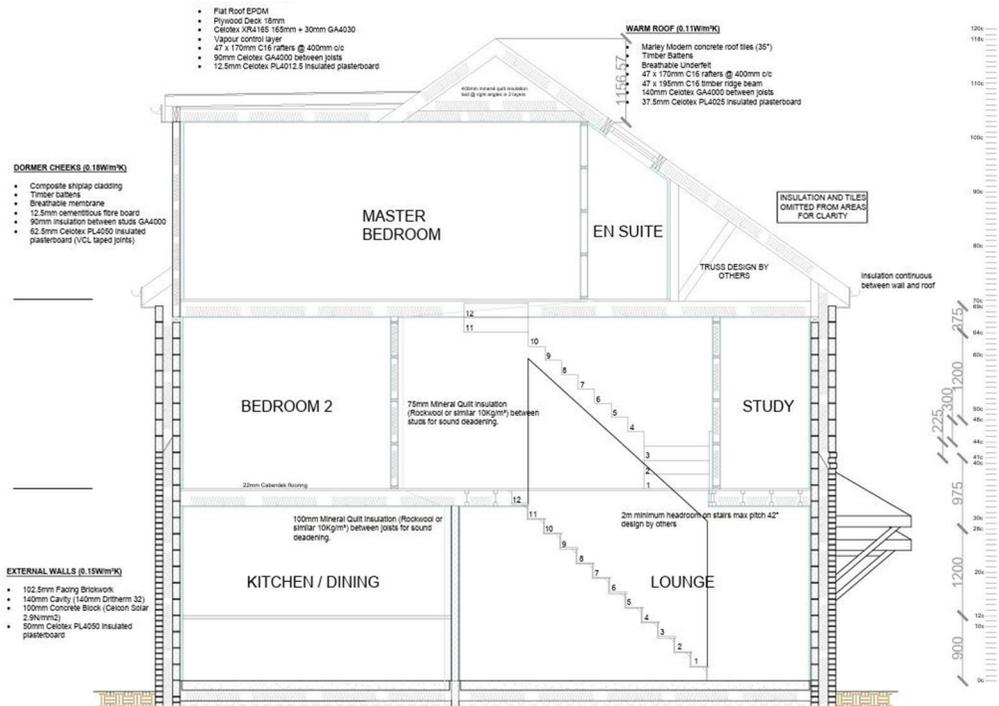
DRAWINGS FOR PERMISSION - THE PROPER BE COPIED IN WITHOUT PRI CONSENT.

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SCALE

REVISION

REVISION A -
REVISION B -
REVISION C -



ALL WATER DRAINS
TO BE Ø150mm LAID AT 1:80
UNLESS NOTED OTHERWISE



EXISTING Ø150mm FOUL
SEWER TO BE ABANDONED
(PIPEWORK TO BE REMOVED)

EXISTING UU MH
979117
CL: 46.450
IL: 45.230

W1
Ø450
CL: 46.700

UU4
Ø1200
CL: 45.630
IL: 44.690

62m, Ø150mm,
ESVS PIPE, 1:82

S2
Ø310
CL: 45.850
IL: 44.850

20m, Ø150mm,
ESVS PIPE, 1:82

F6
Ø310
CL: 45.850
IL: 44.790

F5
Ø310
CL: 45.850
IL: 44.820

F4
Ø310
CL: 45.850
IL: 44.880

F3
Ø310
CL: 46.225
IL: 44.910

F2
Ø310
CL: 46.225
IL: 44.970

F1
Ø310
CL: 46.225
IL: 45.000

10m, Ø150mm

5.65m

20m, Ø150mm

4m

4.5m

5.5m

6.5m

1.92m

PROPO
FOUL SE

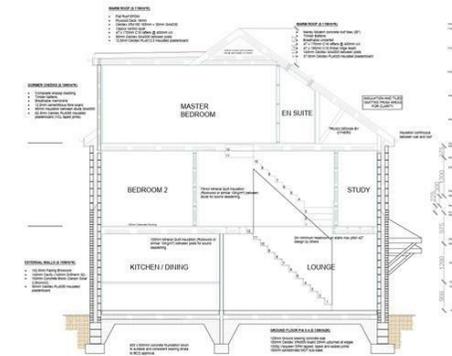
Stapleton Derby

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PROPOSED SECTION



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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.