



4 Thornaby Grove, St. Helens, WA9 5LN

£230,000



**STAPLETON  
DERBY**

Peacefully tucked in the charming Thornaby Grove area of Nutgrove, this delightful semi-detached dormer bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms located on the ground floor and an additional bedroom on the first floor, this property is ideal for families or those looking to downsize. Additionally, the large storage cupboard upstairs holds great potential for conversion into an en suite, allowing for further personalisation of the space.

Upon entering, you are welcomed into a hallway leading to a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and practical, providing ample storage space for all your culinary needs.

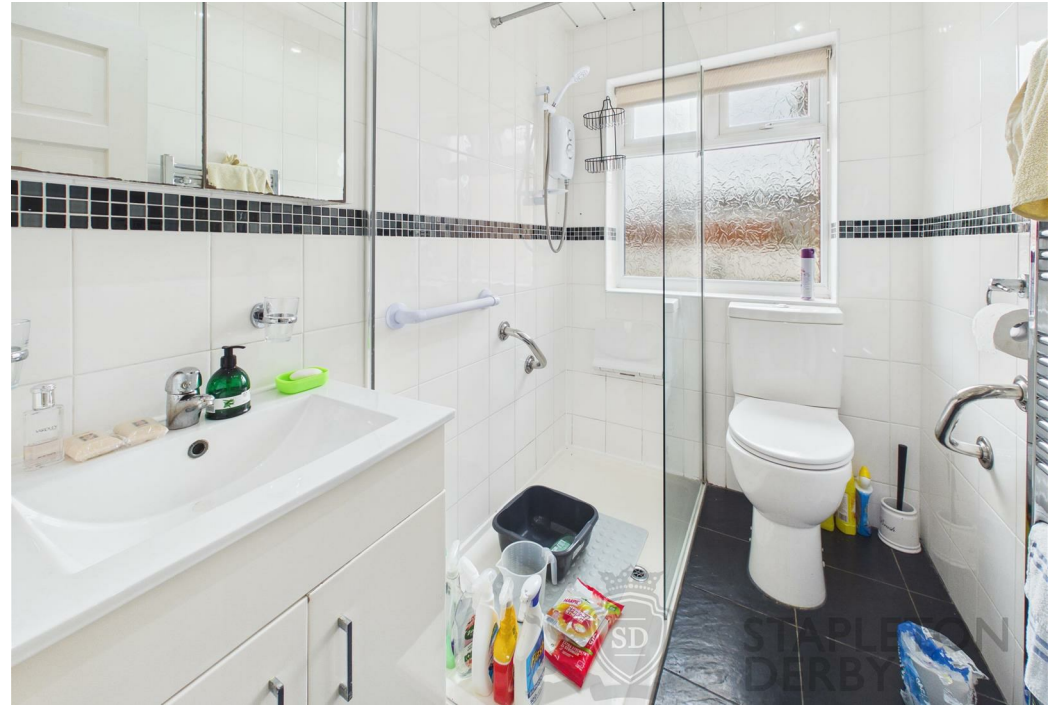
The exterior of the property boasts a low-maintenance front garden, making it easy to care for, while the lengthy driveway provides parking for up to four vehicles, ensuring convenience for you and your guests. A detached garage adds further utility, offering additional storage or workshop space.

Situated close to local shops and amenities, this bungalow is ideally located for those who appreciate easy access to everyday conveniences. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer, a growing family, or looking to retire in comfort, this bungalow offers a wonderful blend of space, practicality, and potential. Do not miss the chance to view this lovely home.





 STAPLETON  
DERBY





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**STAPLETON DERBY**

**Approximate total area\***

91.8 m<sup>2</sup>  
988 ft<sup>2</sup>

**Reduced headroom**

5.6 m<sup>2</sup>  
61 ft<sup>2</sup>

(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.

**GIRAFFE360**



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

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