



9 Abberley Close, St. Helens, WA10 2AZ
£159,950



STAPLETON
DERBY

Tucked away in the heart of St. Helens, this charming semi-detached true bungalow on Abberley Close presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. With no onward chain, this property is ready for you to make it your own.

The bungalow boasts two spacious double bedrooms, providing ample space for relaxation and rest. The well-sized lounge is perfect for entertaining guests or enjoying quiet evenings at home. Additionally, the conservatory offers a delightful space to bask in natural light, making it an ideal spot for morning coffee or afternoon reading.

The modern bathroom suite adds a touch of contemporary elegance, ensuring that your daily routines are both comfortable and stylish. The property also features parking for two vehicles via a detached garage and space, providing practical solutions for your storage and parking needs.

Situated within walking distance to local shops, this bungalow offers the perfect blend of tranquillity and accessibility. Whether you are looking to downsize or simply seeking a blank canvas to create your dream home, this property is a fantastic choice.

With its prime location and well-appointed features, this bungalow is not to be missed. Come and explore the potential that awaits you in this delightful home.









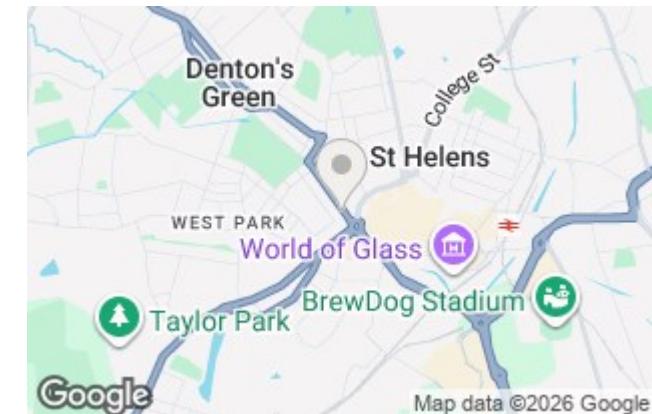
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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