



## 31 Heath Street, St. Helens, WA9 5NL

**£125,000**

In conjunction with Mark Gilbertson Estate Agents we are delighted to offer this opportunity. Situated in Thatto Heath, this end of terrace house on Heath Street presents a remarkable opportunity for those looking to modernise and expand their living space. Spanning an impressive 990 square feet, the property boasts three well-proportioned bedrooms and three versatile reception areas, making it ideal for families or those who enjoy entertaining.

The house is ripe for renovation, allowing you to put your personal touch on the interiors and create a home that truly reflects your style. Additionally, the unit on the side offers the potential for further development, providing an exciting opportunity to create a larger building, subject to the necessary planning permissions.

This property is perfectly situated in a friendly neighbourhood, with local amenities and transport links within easy reach, ensuring convenience for daily living. Whether you are a first-time buyer, an investor, or someone looking to create a bespoke family home, this property offers a blank canvas to realise your vision.

Do not miss the chance to explore the potential this mid terrace house has to offer. With a little imagination and effort, it could become the perfect residence for you and your family.

## Dimensions

### Ground Floor

Lounge 3.715m x 3.249m

Sitting Room 3.634m x 3.445m

Dining Room 3.215m x 1.873m

Kitchen 3.581m x 2.450m

### First Floor

Bedroom 3.652m x 3.511m

Bedroom 3.652m x 2.526m

Bedroom 3.750m x 2.463m

Bathroom 2.791m x 1.689m

Side Building approx. 53 sqm (570 sqft)

### Location

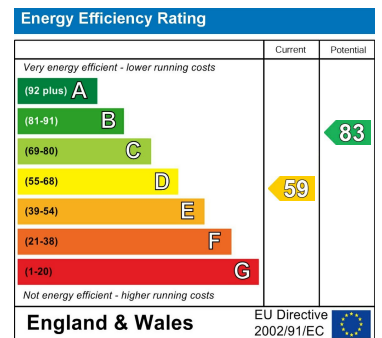
Thatto Heath is a suburban neighbourhood in St Helens, Merseyside, England — part of the North West of England, roughly 4–6 miles east of St Helens town centre and about 10–12 miles from Liverpool city centre. It historically sat within Lancashire and today functions as both a residential community and a small local district within the metropolitan borough. It has its own railway station on the Liverpool–Wigan City Line serving regular trains, making commuting to Liverpool or Wigan relatively easy.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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