



101, Newton Road, St. Helens, WA9 2HZ

Offers Over £110,000

*David
Davies* Collection

101, Newton Road, St. Helens, WA9 2HZ

- Tenure: Leasehold
- Council Tax Band: A
- Recently Decorated Throughout
- First Floor Family Bathroom
- Large Kitchen With Skylight
- EPC: C
- No Onward Chain And Is Ideal For FTB Or Investors
- Two Bedroom Terraced Property
- Two Spacious Reception Rooms
- Brand New Boiler Fitted With 5 Year Warranty

We are delighted to present to the market this beautifully presented two-bedroom terraced home, offered with no onward chain and ready for immediate occupation.

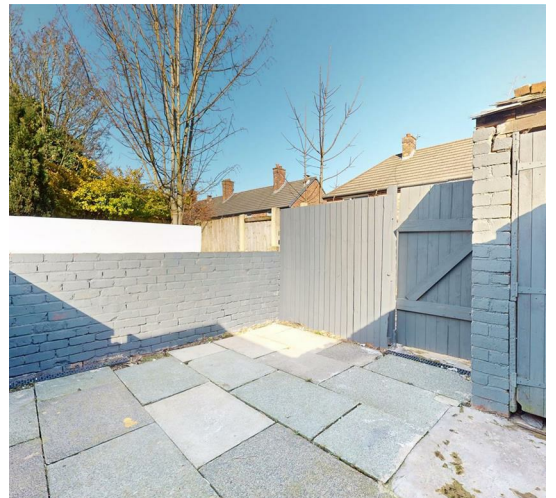
Recently redecorated throughout, the property offers a superb combination of style, comfort and practicality. The ground floor comprises two generous reception rooms, providing versatile living and dining spaces ideal for both everyday living and entertaining. To the rear, a spacious kitchen is enhanced by a skylight which floods the room with natural light, while a brand-new boiler with a five-year warranty provides additional peace of mind.

To the first floor, the property offers two well-proportioned double bedrooms, each providing comfortable and bright accommodation, alongside a modern family bathroom finished to a clean and contemporary standard.

Externally, the property benefits from a private low-maintenance rear yard, ideal for outdoor seating or relaxation, while on-street parking is available to the front.

Combining tasteful presentation, generous internal space and no onward chain, this property represents an excellent opportunity for first-time buyers or investors seeking a ready-to-move-into home in a convenient location.





Floorplan To Follow





Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Patrick David

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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