

**18, Derbyshire Hill Road, St. Helens, WA9 2LH**

Asking Price £130,000

David Davies Collection



# 18, Derbyshire Hill Road, St. Helens, WA9 2LH

- Tenure: Freehold | Council Tax Band: A | EPC: C
- Offered For Sale With No Onward Chain
- Ground Floor Family Bathroom
- Excellent Local Schools & Amenities Nearby
- Gas Central Heating & Double Glazing
- Well-Proportioned Three Bedroom Terraced Home
- Spacious Lounge & Kitchen Dining Room
- Gardens To Front & Rear
- Convenient Access To St Helens & Haydock
- Excellent Potential For Strong Rental Yield

We are delighted to welcome to the market this well-proportioned three-bedroom terraced property, ideally situated on Derbyshire Hill Road and offered for sale with no onward chain. The property occupies a convenient position for both families and commuters, with local schools, shops and everyday amenities all within easy reach.

The location also provides excellent access to surrounding areas, with road links connecting readily to Newton-le-Willows, Haydock and St Helens, making this a practical base for those travelling locally or further afield.

The accommodation briefly comprises an entrance porch leading into the welcoming hallway, with access to the spacious lounge and kitchen/dining room. To the rear is a useful ante-space providing additional versatility, together with a ground-floor family bathroom.

To the first floor, the landing provides access to three well-proportioned bedrooms, along with useful storage space.

Externally, the property benefits from gardens to both the front and rear, providing valuable outdoor space and potential for purchasers to further personalise and enhance the property.

Offered with no onward chain, the property represents an attractive opportunity for both owner-occupiers and investors, with the potential to generate a strong rental yield. Further benefits include gas central heating, double glazing and freehold tenure.

A well-located three-bedroom family home offering generous accommodation, excellent transport links and exciting potential, all with the added benefit of a straightforward chain-free purchase.

EPC: C









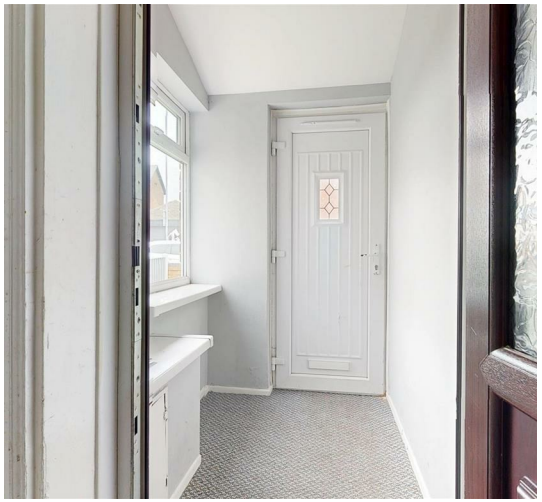






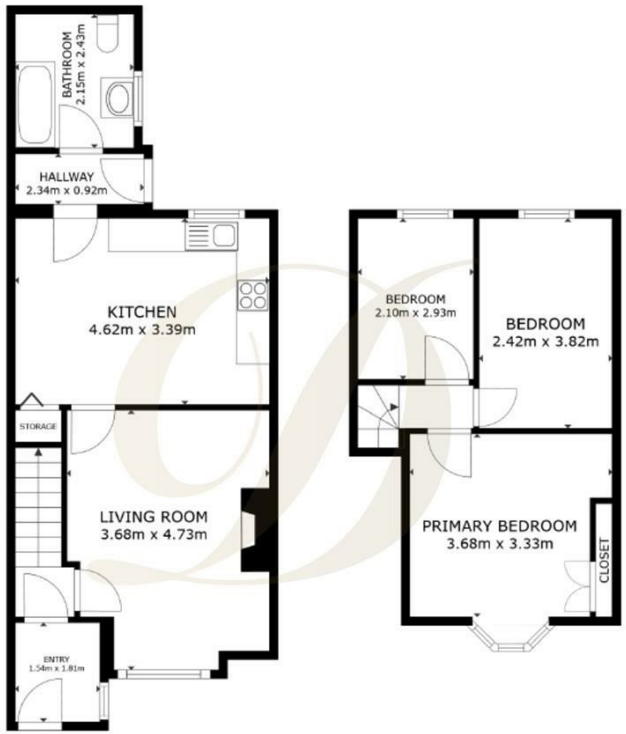









David Davies
Est.
1981
...refreshingly professional




GROSS INTERNAL AREA
FLOOR 1 47.4 m² FLOOR 2 31.1 m²
TOTAL : 78.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.




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

