



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

Asking Price £130,000

*David
Davies* Collection



18, Derbyshire Hill Road, St. Helens, WA9 2JH

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

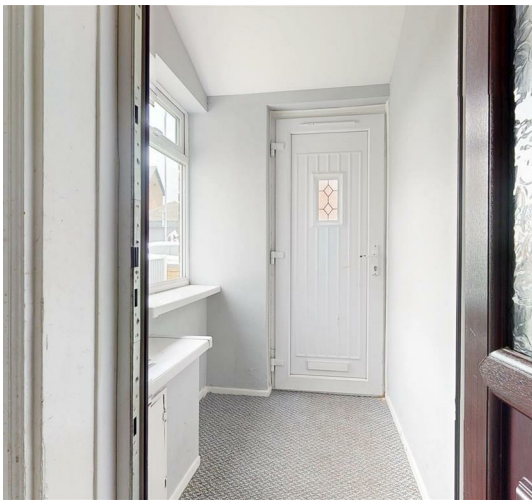
Externally, the property benefits from gardens to both the front and rear, providing valuable outdoor space and potential for purchasers to further personalise and enhance the property.

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







Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 72 Potential: 87

Rating	Score Range	Color
A	(81-91)	Dark Green
B	(69-80)	Medium Green
C	(55-68)	Light Green
D	(39-54)	Yellow
E	(21-38)	Orange
F	(11-20)	Red

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 87 Potential: 91

Rating	Score Range	Color
A	(81-91)	Dark Blue
B	(69-80)	Medium Blue
C	(55-68)	Light Blue
D	(39-54)	Grey
E	(21-38)	Dark Grey
F	(11-20)	Black

Not environmentally friendly - higher CO₂ emissions

EU Directive 2006/91/EC

England & Wales