



96, Delph Hollow Way, St. Helens, WA9 5GP

Asking Price £99,950

*David
Davies* Collection



96, Delph Hollow Way, St. Helens, WA9 5GP

- EPC: B
- Council Tax Band: B
- Leasehold
- Stunning First Floor Apartment
- Two Double Bedrooms
- Modernised Throughout
- Open Plan Living Room / Kitchen
- Stones Throw To Sherdley Park
- Off Road Parking
- Excellenyt Transport Links

Offered to the market with no onward chain, this stunning two-bedroom first-floor apartment is beautifully presented throughout and simply ready to move straight into, making it an ideal purchase for first-time buyers, professionals, downsizers, or investors alike and is offered with no onward chain.

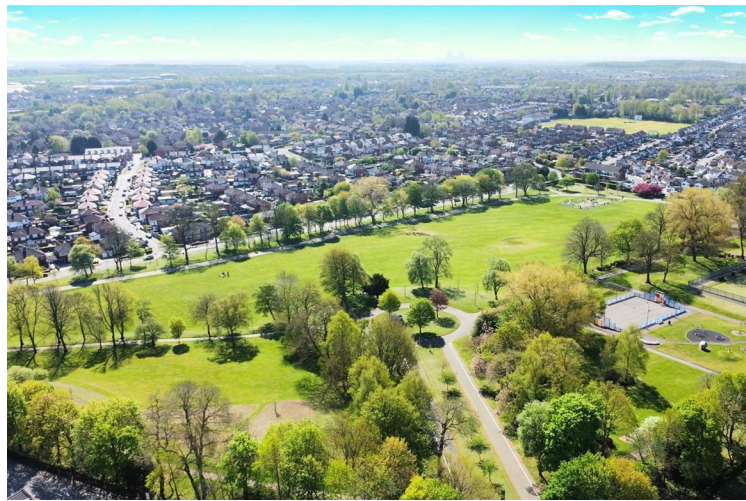
Occupying a prime and convenient position, the property is perfectly placed for access to a wealth of local amenities, including the shops, restaurants, and leisure facilities at Ravenhead Retail Park, St Helens Hospital, and the extensive green spaces of Sherdley Park. Excellent transport connections via the M62 motorway and A580 East Lancashire Road also provide straightforward commuting to Liverpool, Manchester, and surrounding areas.

The stylish accommodation extends to approximately 650 sq. ft. and briefly comprises a welcoming entrance hall, leading to a bright and spacious open-plan living/kitchen area. This contemporary space is ideal for modern lifestyles and benefits from integrated appliances together with a Juliet balcony, allowing natural light to flood the room. There are two well-proportioned double bedrooms and a modern bathroom suite, all presented to a high standard.

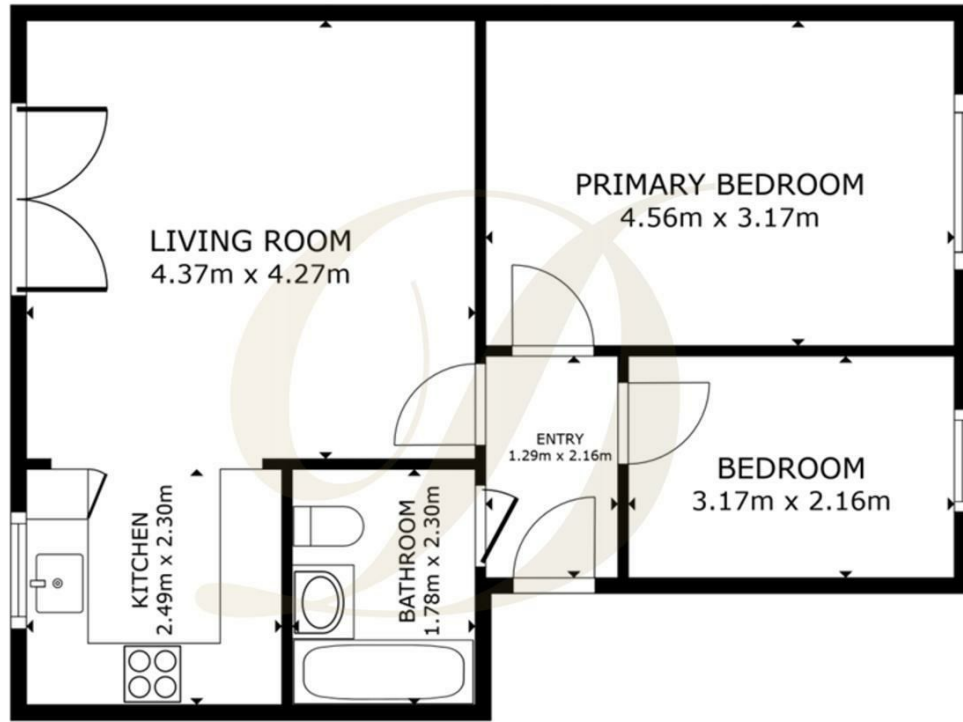
Externally, the apartment is accessed via a secure communal entrance with intercom system, offering added peace of mind. The property also benefits from an allocated parking space.

Combining modern living, excellent presentation, and a superb location, this attractive apartment offers an exceptional opportunity for a wide range of buyers. Early viewing is highly recommended.

EPC: TBC







FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 54.5 m²
TOTAL : 54.5 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.

David Paul 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		83	83	England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			