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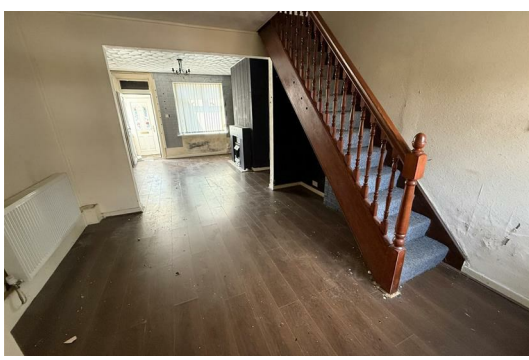
Derbyshire Hill Road, St. Helens, WA9 2LS

£80,000

We are pleased to announce for sale this two bedroom mid terraced property which does require some refurbishment but would make an ideal first time buy or investment. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance porch, lounge, dining room, kitchen, inner hall, and bathroom to the ground floor. To the first floor there are two good sized bedrooms. Externally the property has a small garden to the front, and a yard to the rear with double gates for off street parking. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 01744 24341.







Entrance Porch
UPVc door and UPVc double glazed windows.

Lounge
13'1" x 11'10" (3.99 x 3.62)
UPVc double glazed windows to front aspect, and radiator.

Dining Room
12'2" x 11'10" (3.71 x 3.62)
UPVc double glazed windows to rear aspect, stairs to first floor, and radiator.

Kitchen
11'0" x 6'8" (3.36 x 2.05)
UPVc double glazed windows to side aspect, range of wall and base units, stainless steel sink, integral electric oven and hob with over head extractor fan, and plumbed for washing machine.

Inner Hallway
Door to rear yard.

Bathroom
6'8" x 6'6" (2.04 x 2.00)
UPVc double glazed windows to side aspect, panelled bath with shower over, hand wash basin, low level wc, radiator, and tiled walls.

First Floor Landing

Bedroom One
13'4" x 10'4" (4.07 x 3.16)
UPVc double glazed windows to front aspect, and radiator.

Bedroom Two
12'0" x 11'11" (3.67 x 3.64)
UPVc double glazed windows to rear aspect, and radiator.

External
Small garden area to the front with walled boundaries. Yard area to the rear with a set of double gates allowing off street parking.

Notice
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.











