



2 bed terraced house to buy in

Helena Road, St. Helens, Merseyside, WA9 4JP

£95,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Substantial mid-terraced home offering an impressive 1,066 sq.ft of versatile accommodation arranged over three floors.
- ✓ Large cellar providing excellent storage or potential for a range of uses subject to any required

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This substantial mid-terraced home presents an exceptional opportunity to acquire a spacious and versatile property arranged over three well-planned floors, offering an impressive 1,066 sq.ft of accommodation.

The layout is thoughtfully designed to provide flexibility for a variety of lifestyles, featuring two generous double bedrooms that provide comfortable and restful spaces, both benefitting from ample natural light and well-proportioned dimensions. The two reception rooms are ideal for both relaxation and entertaining, with the generous dining room forming the perfect setting for family meals, social gatherings or special occasions. The well-appointed kitchen is fitted with ample worktop and cupboard space, making meal preparation a pleasure, and leads conveniently through to the rear inner hallway and a practical bathroom.

A particular highlight of the property is the large cellar, which offers excellent storage potential or could be adapted for a range of alternative uses (subject to any necessary permissions), such as a home office, gym or hobby room. The property is fully double glazed and benefits from gas central heating, ensuring comfort and energy efficiency throughout all seasons. Offered to the market with no onward chain, this home allows for a potentially smoother and quicker purchase process, making it an attractive proposition for a range of buyers.

The location is especially appealing, situated within walking distance of the nearby train station which provides excellent commuter links to both Liverpool and Manchester, making it ideal for professionals and commuters. The area is surrounded by local fields and greenery, offering pleasant walks and a peaceful environment, while still being conveniently close to every-day amenities including shops, schools and leisure facilities. This property would suit first-time buyers looking to step onto the property ladder, investors seeking a well-connected buy-to-let opportunity, or those simply in search of a spacious and adaptable home in a desirable location.

Combining generous accommodation, practical features and a sought-after setting, this mid-terraced house represents a fantastic chance to secure a home that balances space, comfort and connectivity.

Early viewing is strongly recommended to fully appreciate the scale and potential of this inviting property.

The property is situated adjacent to a railway line and a travellers' site/camp is located to the rear. Prospective buyers are advised to make their own enquiries and seek independent mortgage and legal advice before proceeding. The seller is aware that two previous mortgage applications were declined, with the location being cited as a factor.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 857

Annual Ground Rent Amount: £1.00

Price: Starting Bid £95,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Restrictions: No

Heating: Gas

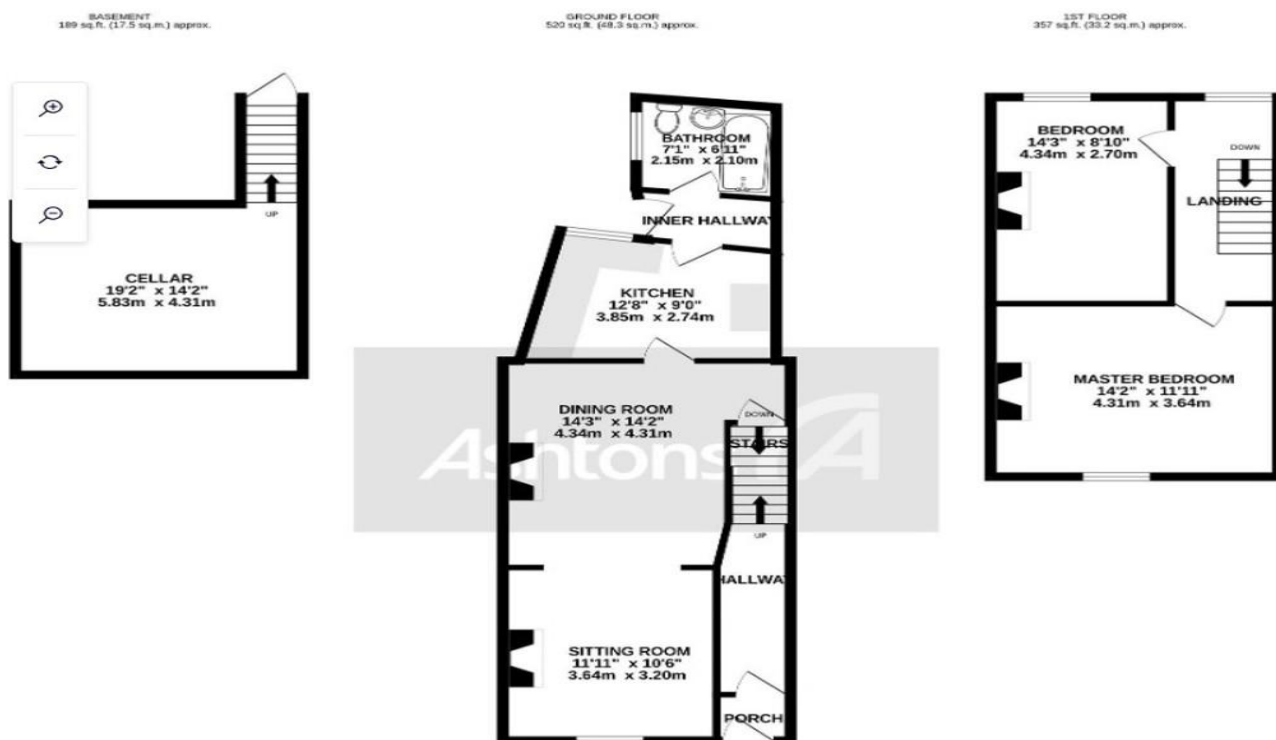
Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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