



# STAPLETON DERBY



## Delph Hollow Way, St Helens, WA9 5GP

£100,000



Welcome to this charming ground floor apartment located on Delph Hollow Way in Sutton, St Helens. This delightful property features two well-proportioned bedrooms, making it an ideal choice for first-time buyers, couples, or investors seeking a fantastic opportunity with no onward chain.

Upon entering, you will appreciate the secure intercom entry system, providing peace of mind and convenience. The apartment boasts a comfortable reception room, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. There is an allocated parking space, and plenty of visitor bays too.

The location is particularly advantageous, as it is situated close to St Helens Hospital, making it an excellent option for healthcare professionals or those seeking easy access to medical facilities. Additionally, Lea Green station is nearby, offering excellent transport links for commuters, while



- Spacious Ground Floor Apartment
- Two Bedrooms
- Secure Intercom Entry System
- No Onward Chain
- Ideal For Downsizing, First Time Buy Or Investment
- Allocated Parking Space
- Would Rent For Upwards Of £700PCM
- Plenty Of Visitor Parking Bays

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