



# STAPLETON DERBY



## Knowles House Avenue, St. Helens, WA10 5AY

£130,000



Nestled in the charming area of Eccleston, Knowles House Avenue presents an excellent opportunity for those seeking a project with great potential. This end terrace house, built in 1960, offers circa 947 square feet of living space, making it an ideal choice for families or investors alike.

The property features three well-proportioned bedrooms, providing ample accommodation for a growing family. In addition to the bedrooms, there are two reception rooms, perfect for entertaining guests or enjoying family time. A delightful conservatory extends the living space, allowing for a bright and airy atmosphere, ideal for relaxation or as a play area for children.

While the house requires modernisation, this presents a unique opportunity to personalise the space to your taste and style. The absence of an

- End Town House
- Three Bedrooms
- Modernisation Required Throughout
- Communal Bay Parking
- Ideal Investment Opportunity
- Lovely Open Frontage
- Two Reception Rooms Plus Conservatory
- Well Sized Rear Garden
- No Onward Chain
- EPC - TBC



73-75 Corporation Street, St Helens, WA10 1SX

Tel: 01744 883 322 Email: [info@stapletonderby.co.uk](mailto:info@stapletonderby.co.uk) [www.stapletonderby.co.uk](http://www.stapletonderby.co.uk)