

Asking Price £260,000 | Freehold

Grassendale, St. Helens, Merseyside, WA9 4AU

LEADERS







Key Features & Description

- • Three-bedroom semi-detached house
- • For sale in good condition
- • Two bathrooms for added convenience
- • Near Sherdley Park green space
- • Access to St Helens town centre
- • Good local primary and secondary schools
- • St Helens Central rail connections
- • Direct trains to Liverpool, Wigan, Manchester
- • Convenient access to A570, A58, M62
- • EPC rating B energy efficiency

This three-bedroom semi-detached house is offered for sale in good condition in St Helens, Merseyside. The property provides a practical layout with one reception room, one kitchen and two bathrooms, making it suitable for a range of households seeking well-planned accommodation. St Helens town centre offers a variety of supermarkets, high street shops, cafés and everyday amenities, all within easy reach by car or local bus services. Nearby green spaces such as Sherdley Park provide open parkland, walking routes and leisure facilities, popular for family outings and outdoor exercise. The area benefits from several local primary and secondary schools within the wider St Helens catchment, supporting those looking for access to education options close by. Public transport links are accessible, with St Helens Central station offering direct rail services to Liverpool Lime Street, typically in around 20–25 minutes, and to Wigan and Manchester, making the location practical for commuters. Local bus routes also connect residential areas with the town centre and surrounding districts. Road connections are convenient, with access to the A570 and A58 linking to the wider Merseyside and Lancashire network, and onward routes to the M62 for regional and national travel. The property has an EPC rating of B, indicating an efficient level of energy performance, and falls within Council Tax band C. This three-bedroom semi-detached house represents an appealing opportunity for buyers seeking a home in St Helens with established transport, schooling and local facilities.





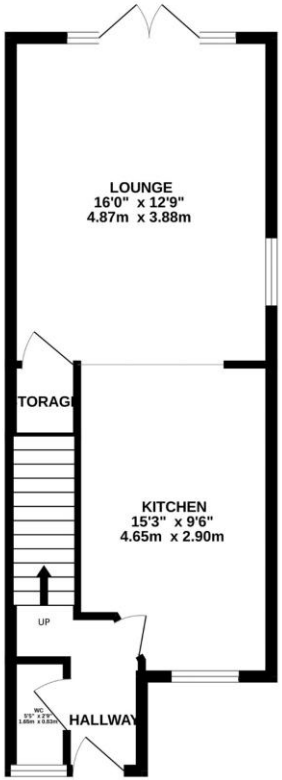




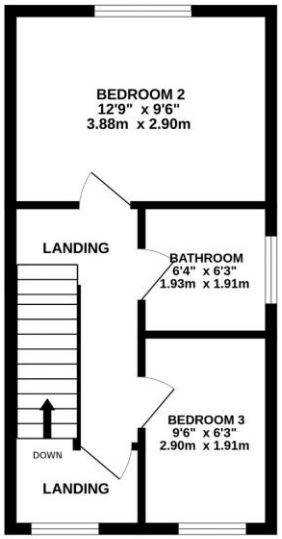




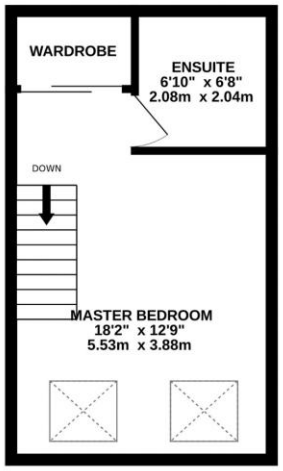
GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



2ND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

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