

## 505 CLOCK FACE ROAD

ST. HELENS, WA9 4TZ

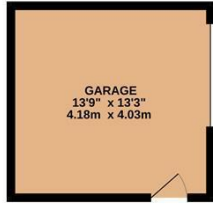
**£160,000**  
**LEASEHOLD**

Situated in an ideal location on Clock Face Road in the charming area of St. Helens, this delightful Victorian end-terrace house, presents an exceptional opportunity for both first-time buyers and investors alike. With large open-plan reception rooms, two generously sized double bedrooms and a well-appointed 1st floor family bathroom, this property is designed for modern living while retaining its period charm.





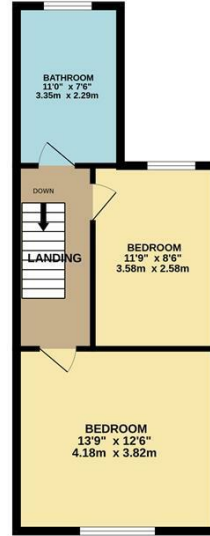
DETACHED REAR GARAGE  
182 sq.ft. (16.9 sq.m.) approx.



GROUND FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



2 BEDROOM END TERRACE WITH GARAGE

TOTAL FLOOR AREA: 1,066 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 appliances 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 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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