



# STAPLETON DERBY



St. Helens Road, St. Helens, WA11 7QQ

Offers Over £450,000



NO UPWARD CHAIN INVOLVED Stapleton Derby are delighted to bring to the market this stylish deceptively spacious 5 bedroom Traditional extended three story semi detached property which incorporates flexible living space to suit your individual needs and benefits from off street parking.

Internally the home is tastefully decorated and comprises entrance, hallway, front lounge kitchen/diner (with integrated appliances) utility room, downstairs w/c, through lounge dining room The second floor has three double bedrooms, and walk in wardrobe room and a bespoke family bathroom. The third floor comprises of the master suite with en suite shower room.

Externally, to the rear the magnificent garden is substantial, evoking the feeling of a boutique resort - with formal, secluded lawned gardens and a decked patio area featuring a full outdoor bar, with a covered hot tub. A side gate leads to the front of the property and its large drive. Access to the front of the property is via a block paved pathway.



- LEASEHOLD
- COUNCIL TAX
- MASTER EN-SUITE
- LARGE REAR GARDEN
- VIEWING ESSENTIAL
- EPC D
- EXTENDED 5 BED SEMI DETACHED
- 5TH BEDROOM WALK IN WARDROBE
- SOUGHT AFTER AREA
- NO CHAIN