



# STAPLETON DERBY



Thickwood Moss Lane, St. Helens, WA11 8QL

£450,000



Situated in a desirable location within easy walking distance of the much sought after village of Rainford, this four bedrooms semi detached property has been extended by the current owners to create the perfect family home with features that provide the luxury of modern day living. Briefly comprising; entrance hall, lounge, fantastic open plan contemporary kitchen/sitting room with dining area, downstairs cloak/shower room and utility. To the first floor there are four bedrooms and a family bathroom. The property offers a loft room as well. Integral garage and front block paved driveway plus fantastic large rear garden with raised decked patio area, with stunning views over farmland, rarely does the chance come along to purchase such a lovely home and we strongly advise early viewings to appreciate all this property has to offer.

- LEASEHOLD ( PEPPERCORN)
- COUNCIL TAX D
- FOUR BEDROOMS
- DOWN STAIRS SHOWER ROOM
- OPEN VIEWS
- EPC C
- EXTENDED SEMI DETACHED
- GARAGE
- UTILITY
- VIEWING HIGHLY RECOMMENDED

