



# STAPLETON DERBY



Green Leach Lane, St. Helens, WA11 9LZ

Offers Around £315,000



Stapleton Derby are delighted to bring to market this four/five bedroom detached property. The property is located in a sought after area of Haresfinch on a corner plot. Situated in close proximity to local amenities, schools, shops and is ideally positioned for transport and commuter links. In brief the property comprises of: porch, entrance hall, dining room, play room, lounge, kitchen with breakfast area, downstairs w/c and utility. To the first floor, 3 double bedrooms, a shower room, en suite to the second bedroom and study/bedroom. To the second floor is spacious landing area and large bedroom. Externally, off road parking is found on a paved driveway. To the rear, lawned garden with decked area and garage. Viewing is recommended.

- FREEHOLD
- EPC C
- 4 BEDROOMS
- GARAGE TO THE REAR
- EASY ACCESS TO MOTORWAY LINKS
- COUNCIL TAX BAND E
- DETACHED
- TWO BATHROOMS
- LARGE CORNER PLOT
- VIEWING HIGHLY RECOMMENDED

