



# STAPLETON DERBY



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

Offers Over £380,000



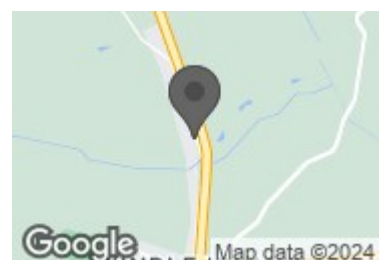
NO UPWARD CHAIN INVOLVED!

Stapleton Derby are delighted to bring to the market this stylish deceptively spacious 3 bedroom Traditional extended 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 with a blend of traditional period features & contemporary design and comprises, entrance porch, spacious hallway, downstairs w/c, utility, large open plan kitchen, sitting/dining room with underfloor heating, snug with cast iron fire place and large living room with a log burner. To the first floor is three bedrooms all with built in wardrobes and a family bathroom with shower and free standing bath. Externally, the property offers off road parking to the front with attached garage for storage. To the rear, a mature garden on a wide plot and not overlooked also consisting of a decked area perfect for al fresco dining.

Viewing is highly recommended.

- LEASEHOLD
- EPC D
- OPEN PLAN LIVING AREA WITH LARGE KITCHEN
- ORANGERY TO REAR
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX D
- EXTENDED 3 BED SEMI DETACHED
- DOWNSTAIRS W/C & UTILITY
- BEAUTIFUL LARGE REAR GARDEN
- NO CHAIN



1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 01744 889 999 Email: [office@stapletonderby.co.uk](mailto:office@stapletonderby.co.uk) [www.stapletonderby.co.uk](http://www.stapletonderby.co.uk)