



# STAPLETON DERBY



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

Offers Around £340,000



Stapleton Derby are delighted to bring to the market this stylish deceptively spacious three bedroom traditional extended three story semi detached property which incorporates flexible living space to suit your individual needs and benefits from off street parking. In brief the property comprises of: entrance porch, hallway, downstairs w/c, lounge, dining room and open plan kitchen. To the first floor there are three bedrooms and a family bathroom and there is a loft conversion which has a room that can be used as a fourth bedroom. Externally, there are gardens to the front and rear and a decked area. Viewing is highly recommended.

- LEASEHOLD
- COUNCIL TAX E
- TWO RECEPTION ROOMS
- LOFT CONVERSION
- GARDENS FRONT AND REAR
- EPC D
- THREE BEDROOMS
- OPEN PLAN KITCHEN
- DOWNSTAIRS W/C
- VIEWING RECOMMENDED

