



6 Gibfield Road, St. Helens, WA9 5FW

Offers Around £185,000



**STAPLETON
DERBY**

Stapleton Derby is excited to present this charming townhouse, situated in a tranquil cul-de-sac within the Waterside Village Development. This three-story home boasts three bedrooms, two bathrooms, and a garage.

The generous living space encompasses an entrance hallway, a contemporary kitchen/diner, and a roomy lounge that opens up to the rear garden through double doors. On the first floor, you'll find two bedrooms and a family bathroom. The second floor hosts a luxurious Master suite complete with fitted wardrobes and a spacious ensuite bathroom.

Outside, the low-maintenance rear garden features partial paving, while the front offers an allocated parking space and a garage. We highly recommend scheduling a viewing to truly appreciate the appeal of this property. Don't miss out – arrange an early viewing today!

Leasehold



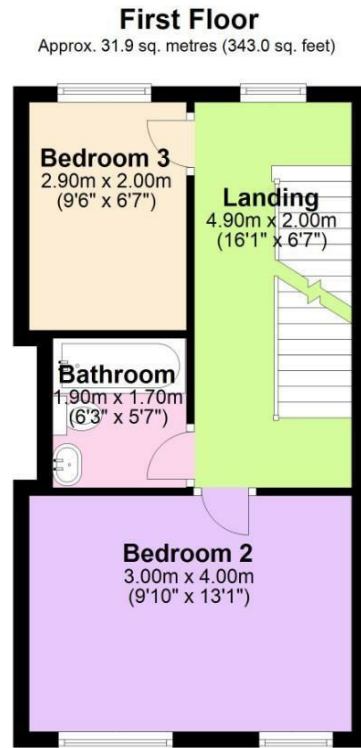


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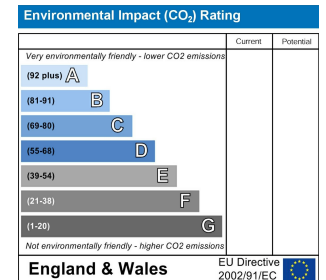
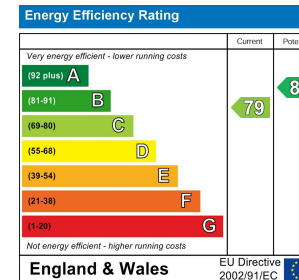


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This floor Plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.

Total area: approx. 95.2 sq. metres (1025.3 sq. feet)



IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.