



# STAPLETON DERBY



The Avenue, St. Helens, WA11 8DR

£410,000



Occupying a pleasant position within walking distance of the village centre and local shops is this well presented three bedroom detached property occupying a corner position, and having the unique benefit of gardens to all four sides. Briefly the accommodation comprises entrance porch, into the open hallway three reception rooms, breakfast kitchen utility and cloaks/WC. To the first floor there are three bedrooms with fitted furniture and the master having en suite facilities. Attached there is a brick garage. FREEHOLD VIEWING HIGHLY RECOMMENDED

- FREEHOLD
- EPC - C
- THREE BEDROOMS
- DINNING ROOM
- UTILITY ROOM
- COUNCIL TAX BAND F
- DETACHED
- EN-SUITE TO THE MASTER
- TWO RECEPTIONS ROOMS
- CORNER PLOT

