



# STAPLETON DERBY

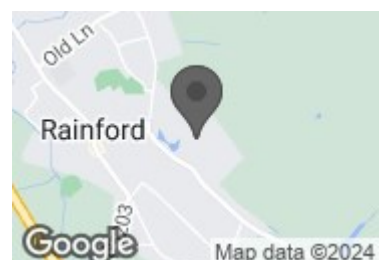


Sandon Grove, St. Helens, WA11 8AU

£410,000



Located in a prime location, this delightful extended 4 bed detached property strikes an immediate impression with tasteful decor that continues throughout the home. This extended family home must be viewed to be appreciated. The practical living spaces briefly comprises of : porch, entrance hall, downstairs w/c, spacious lounge, dining room, kitchen and conservatory. To the first floor there are four bedrooms and a family shower room. Externally, the property boasts, off road parking and mature greenery to the front and an attached garage, with a beautiful garden and patio area to the rear. Viewing of this beautiful family home is essential. Freehold.



- FREEHOLD
- EPC C
- FOUR BEDROOMS
- CONSERVATORY
- DESIRABLE LOCATION
- COUNCIL TAX E
- DETACHED
- TWO RECEPTIONS
- GARAGE
- VIEWING RECOMMENDED

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)