



# STAPLETON DERBY



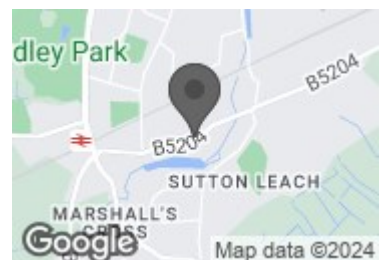
Mill Lane, St. Helens, WA9 4HH

Offers In Excess Of £244,950



\*\*\*\*READY TO MOVE IN \*\*\*\*Stapleton Derby are delighted to market this three bedroom contemporary stylish family home positioned on this exclusive site. Built and designed to exacting standards by local highly regarded private developers. Spanning 900 sq ft across two floors, this home offers plenty of space for the growing family. The properties are well positioned and benefit from superb eco-features, including new energy efficient boiler and full double glazing making them inexpensive to heat. The accommodation briefly comprises of entrance hallway, cloaks housing low level WC, bright and airy spacious family lounge, stunning kitchen/dining room boasting Bi Folding doors leading to the rear garden area, first floor landing leading to three bedrooms, master bedroom with en-suite, family bathroom. Externally there are low maintenance gardens to the front and rear, driveway providing ample parking spaces. Situated close to local amenities and major motorway links, this home must be viewed to be fully appreciated.

- HIGH SPECIFICATION NEW BUILD PROPERTIES
- MASTER BEDROOM WITH EN-SUITE
- FINISHED TO A VERY HIGH STANDARD /UNDERFLOOR HEATING & ENERGY EFFICIENT
- DRIVEWAY WITH PARKING SPACES
- DON'T MISS YOUR CHANCE TO RESERVE ONE OF THESE PLOTS
- THREE BEDROOM SEMI DETACHED STYLISH HOMES
- ARCHITECT DESIGN /READY TO MOVE IN
- HIGHLY REGARDED PRIVATE BUILDERS
- LOCATED IN A POPULAR AREA CLOSE TO LOCAL AMENITIES & MOTORWAY LINKS
- VIEWING IS STRONGLY RECOMMENDED



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