



# STAPLETON DERBY



## Mulvanney Crescent, St. Helens, WA10 2UG

£198,000



NO CHAIN \*Located on this popular residential development off City Road, this well presented modern semi detached is an ideal first purchase. Situated within walking distance to the Town Centre, Coffee shops and access the A580 East Lancashire for commuting. Benefitting from a gas central heating system and double glazing the accommodation briefly comprises of Entrance vestibule, Cloakroom/w.c, Lounge and Dining Kitchen leading to the rear garden. The first floor provides three bedrooms and family bathroom. Externally there is a driveway to the front with a pleasant garden to the rear. Viewing is strongly recommended.

- NO UPWARD CHAIN INVOLVED
- THREE BEDROOMS
- MOTORWAY LINKS NEARBY
- IDEAL FIRST TIME BUYER HOME
- FRONT AND REAR GARDENS
- SEMI DETACHED PROPERTY
- CLOSE TO LOCAL AMENITIES
- WITHIN EASY WALKING DISTANCE TO VICTORIA PARK
- WELL REGARDED SCHOOLS NEARBY
- VIEWING IS STRONGLY ADVISED



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