



27 Foxfield Road, St. Helens, WA9 5GU

£215,000



**STAPLETON
DERBY**

Stapleton Derby proudly presents this immaculately maintained three-bedroom townhouse, nestled in the sought-after Waterside Village. Boasting a gas central heating system and double glazing, this property offers comfort and efficiency.

Upon entering, you're greeted by a welcoming hallway leading to a convenient downstairs cloakroom. Ascending the stairs to the first floor, discover an inviting open-plan lounge/dining area seamlessly connected to a modern kitchen, perfect for entertaining or relaxed family living.

The top floor hosts a spacious master bedroom with an en-suite, along with a versatile third bedroom and a well-appointed family bathroom. Outside, a beautifully landscaped garden awaits at the rear, while a driveway leading to an integral garage enhances convenience at the front.

Don't miss the opportunity to experience the charm of this delightful home - schedule your viewing today to truly appreciate its allure.

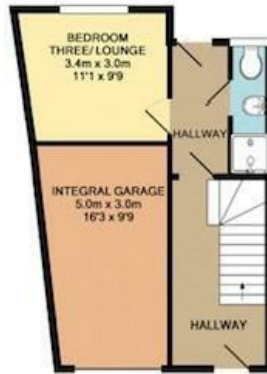
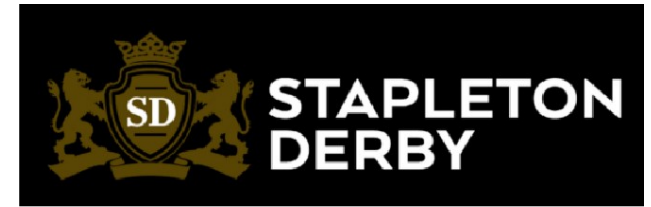








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GROUND FLOOR
 APPROX. FLOOR
 AREA 38.8 SQ.M.
 (417 SQ.FT.)



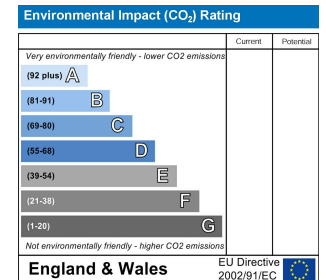
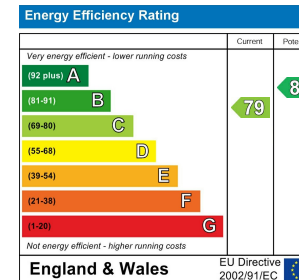
1ST FLOOR
 APPROX. FLOOR
 AREA 38.4 SQ.M.
 (412 SQ.FT.)

TOTAL APPROX. FLOOR AREA 111.6 SQ.M. (1201 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Microplan (2018)



2ND FLOOR
 APPROX. FLOOR
 AREA 36.4 SQ.M.
 (392 SQ.FT.)



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.