



# STAPLETON DERBY



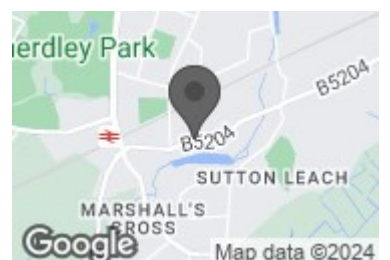
Mill Lane, St. Helens, WA9 4HA

Offers Over £140,000



Excellent opportunity for a first time buyer looking for a comfortable low maintenance and well cared for home. Benefitting from a gas central heating system and double glazing this garden fronted mid terrace property is conveniently situated to local amenities and major motorway links. This lovely home has been well cared for by its present owners and briefly comprises of entrance porch, pleasant lounge, dining room, pleasant kitchen, ground floor bathroom. two bedrooms. Externally there is a tranquil well maintained rear courtyard, also a pleasant garden to the front aspect. An early viewing is strongly recommended to appreciate this lovely home.

- DECEPTIVELY SPACIOUS TERRACED PROPERTY
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES AND GOOD QUALITY SCHOOLS
- GARDEN FRONTED
- WELL PRESENTED THROUGHOUT
- TWO BEDROOMS
- DOUBLE GLAZED
- RAIL AND MOTORWAY LINKS NEARBY
- STUNNING REAR COURTYARD
- VIEWING HIGHLY RECOMMENDED



73-75 Corporation Street, St Helens, WA10 1SX

Tel: 01744 883 322 Email: [info@stapletonderby.co.uk](mailto:info@stapletonderby.co.uk) [www.stapletonderby.co.uk](http://www.stapletonderby.co.uk)