



# STAPLETON DERBY



Sandringham Drive, St. Helens, WA9 3TQ

Offers Over £170,000



\*\*\*\*IDEAL TURN THE KEY FIRST TIME BUYER STARTER HOME \*\*\*\* Stapleton Derby are delighted to offer for sale this Freehold three bedroom semi detached property situated close to well regarded schools, amenities, train station, sherdley park and major motorway links. Benefitting from a gas central heating system and double glazing the accommodation briefly comprises of entrance hallway, spacious lounge, under stairs storage, lovely modern fitted kitchen, storage cupboard. To the first floor there are three bedrooms, bathroom. Externally there is a low maintenance rear garden, a driveway to the front providing off road parking. Viewing is strongly advised to appreciate this lovely home.

- FREEHOLD SEMI DETACHED PROPERTY
- FULLY MODERNISED THROUGHOUT
- WITHIN WALKING DISTANCE TO LEA GREEN STATION
- MAJOR MOTORWAY LINKS NEARBY
- NO CHAIN INVOLVED/IDEAL FIRST TIME BUYER HOME
- THREE BEDROOMS/TASTEFULLY DECORATED
- GAS CENTRAL HEATING/DOUBLE GLAZED
- CLOSE TO LOCAL AMENITIES AND SHERDLEY PARK
- NOT OVERLOOKED AT THE REAR
- VIEWING STRONGLY ADVISED



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