



STAPLETON DERBY



Junction Road, St. Helens, WA11 8SJ

Offers Invited £499,995



OFFERS INVITED!

BUSINESS AND DEVELOPMENT OPPORTUNITY!

An attractive 2 bedroom cottage with ground floor providing potential for further residential accommodation. The residence has appealing colour washed, rendered elevations under a tiled roof and enjoys the benefit of gas fired, central heating and double glazing (in need of full modernization) Set in grounds extending to approaching 1/4 of an acre the property is set well away from neighbours. (Pending re-application to the council). Potential to re-develop (smaller cottages) subject to planning Situated in a beautiful rural location with panoramic views over the surrounding farmland yet within easy travelling to all major transport links A long (40+ years) established family boarding business becoming



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