



# STAPLETON DERBY



## Yorkshire Gardens, St. Helens, WA10 3JZ

£225,000



Stapleton Derby are pleased to bring to the market this three bedroom semi-detached house located in close to the town centre. This property boasts a spacious reception room, conservatory perfect for entertaining guests or relaxing with your family.

Situated in a peaceful cul de sac, this home offers a tranquil environment for you to unwind after a long day. The addition of a conservatory provides a lovely space to enjoy the natural light and views of the outdoors.

Conveniently located within walking distance of the town centre, you'll have easy access to a variety of amenities including shops, restaurants, and schools. For those who commute, the property benefits from close proximity to motorway links.

- SEMI DETACHED PROPERTY
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CUL DE SAC POSITION
- MOTORWAY AND RAIL LINKS NEARBY
- CONSERVATORY
- THREE BEDROOMS
- FREEHOLD
- WITHIN WALKING DISTANCE OF THE TOWN CENTRE
- FRONT AND REAR GARDENS
- 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)