



Plot 11 - 396 Sherdley Road Sutton Gardens

, St. Helens, WA9 5JF

Asking Price £244,995



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Sutton Gardens - A-Rated Energy Efficient Homes

The development includes 3-bedroom semi-detached homes and 4-bedroom detached homes, each thoughtfully designed for modern living. Every Sutton Gardens home comes with a fully fitted kitchen and utility room, equipped with high-quality integrated appliances such as an integrated fridge freezer, a large unit with built-in oven and separate grill, a hob and extractor fan, and an integrated dishwasher.

All homes in Sutton Gardens boast an A-Rating for energy efficiency, ensuring lower energy bills and a reduced carbon footprint. Each property is fitted with Solar PV (Photovoltaic) panels, which provide significant savings on electricity costs and the potential to earn money through the Export Payment Scheme by exporting excess electricity back to the grid. Homeowners can expect to save on energy bills and earn additional income through this scheme.

Why Choose Sutton Gardens?

Sutton Gardens is located in a prime area with easy access to local amenities, schools, and transport links. The homes are built to a high standard of construction and finish, offering long-term financial benefits from energy savings and income from solar PV. These environmentally friendly homes contribute to a sustainable future.

Don't miss the chance to be part of this exceptional development. Contact our sales team today to learn more and arrange a viewing of Sutton Gardens, where your dream home awaits!



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.

Lounge - Dining - Kitchen
10.55 x 3.22m
33'7" x 10'6"

Hallway
1.85 x 1.46m
5'9" x 4'10"

Bathroom
1.95 x 1.66m
6'4" x 5'5"

WC
2.37 x 1.13m
7'8" x 3'7"

Utility
2.05 x 1.13m
6'8" x 3'8"

Kitchen
2.56 x 0.89m
8'5" x 2'7"

Floor 0

Bedroom
3.32 x 3.01m
10'10" x 9'10"

Bedroom
2.52 x 2.59m
8'3" x 8'6"

Bedroom
2.38 x 1.76m
7'10" x 5'9"

Bedroom
2.38 x 1.76m
7'10" x 5'9"

Ensuite
2.25 x 1.35m
7'5" x 4'5"

Landing
1.67 x 1.26m
5'5" x 4'1"

Floor 1

STAPLETON
ESSEX

Approximate total area*

75.16 sq

815.02 sq

Revised figures

0.71 sq

7.66 sq

* Including balconies and terraces

Bedroom minimum

Minimum 10.55m x 3.22m

These are the minimum dimensions for the property. The dimensions are approximate and should not be used for planning purposes. The dimensions are for the internal space of the property.

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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