



# STAPLETON DERBY



## Berrys Lane, St. Helens, WA9 3QR

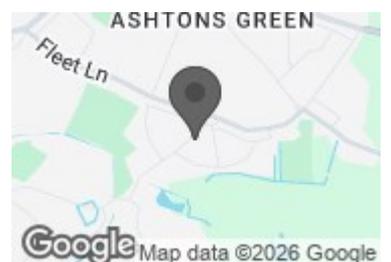
### Offers Over £250,000



This super impressive semi-detached house stands out as one of the largest and finest properties in the area. With a thoughtfully designed double storey side extension and an additional extension to the rear, this home offers an abundance of space and modern living. It offers so much more space than other homes in the area, and additionally has had a loft room added too!

Upon entering, you are greeted by two spacious reception rooms that provide a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is the open plan high specification kitchen and dining area, featuring integrated appliances and elegant ceramic flooring that flows seamlessly throughout. This space is ideal for family gatherings or hosting friends, and has had a media wall added to the dining room. The extended lounge to the rear with Velux windows and French doors floods in natural light, and the media wall is again a lovely touch.

- Simply The Biggest & Best House In The Local Area
- Extended To Side & Rear
- Open Plan To Dining Room With Media Wall
- Detached Garage Plus Carport Both With Remote Shutters
- Immaculately Presented Throughout
- Four Bedrooms Plus Loft Room
- High Spec Fitted Kitchen With Ceramic Flooring Throughout
- Large Living Room In Rear Extension Again With Media Wall
- Very Generous Plot Size, Ideal For Entertaining & For Those Needing Secure Storage For Vehicles
- EPC - D



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