



40 Fernhill Walk, St. Helens, WA9 4WB
£119,950

 **STAPLETON
DERBY**

Located on Fernhill Walk, Clock Face, this charming mid-townhouse presents an excellent opportunity for families, first-time buyers, or those seeking a rental investment. Set back from the main road, the property offers a peaceful retreat while remaining conveniently close to local schools and amenities.

Upon entering, you will find a spacious open-plan lounge and dining area that seamlessly flows into the well-appointed kitchen, creating an inviting space for both relaxation and entertaining. The townhouse boasts three generously sized bedrooms, providing ample room for family living or guest accommodation. The layout is designed to maximise comfort and functionality, making it an ideal choice for modern lifestyles.

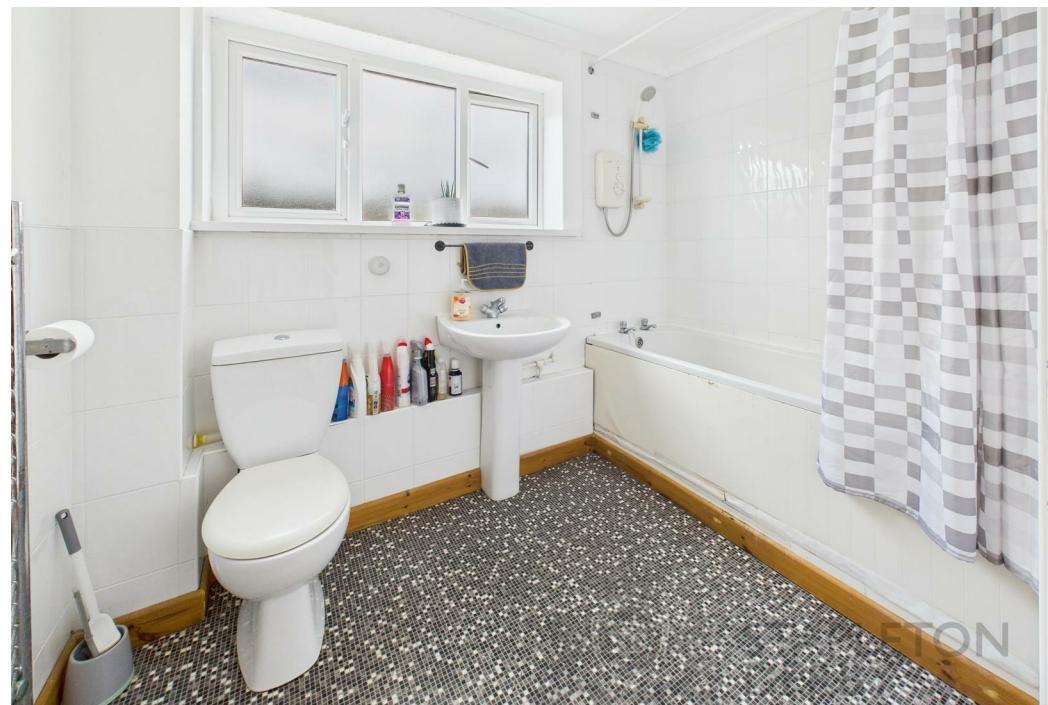
The property features both front and rear gardens, perfect for outdoor activities or simply enjoying the fresh air. With no onward chain, this home is ready for you to move in and make it your own without delay.

In summary, this delightful townhouse combines spacious living with a convenient location, making it a superb choice for anyone looking to settle in a welcoming community. Don't miss the chance to view this lovely home; it truly is a gem in the heart of St. Helens.





STAPLETON
DERBY





Stapleton Derby

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating	
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales			EU Directive 2002/91/EC	

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.