



81 Foxwood, St. Helens, WA9 5UH

£225,000



**STAPLETON
DERBY**

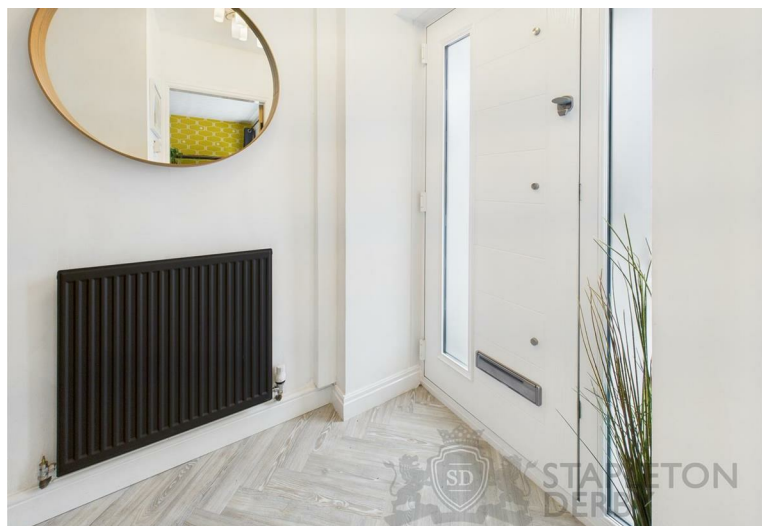
Nestled in the desirable area of Foxwood, St. Helens, this immaculate semi-detached house presents an exceptional opportunity for families and professionals alike. Boasting a well-designed layout, the property features a spacious open-plan lounge that seamlessly flows into the dining area and modern kitchen, which is equipped with integrated appliances, making it perfect for both entertaining and everyday living.

The residence comprises three generously sized bedrooms, providing ample space for relaxation and rest. The high-spec bathroom is modern and stylish, ensuring comfort and convenience for all occupants.

Outside, the property truly shines with a beautifully landscaped front driveway that accommodates parking for three plus vehicles. The rear garden is a sun trap, ideal for enjoying warm summer days, featuring a well-maintained lawn and two separate seating areas, perfect for alfresco dining or simply unwinding in the sun.

Additionally, the house has been fitted with a modern heat pump, enhancing its energy efficiency and making it an environmentally friendly choice. The location is superb, with excellent access to local schools, parks, and various amenities, ensuring that everything you need is within easy reach.

This semi-detached house in Foxwood is not just a home; it is a lifestyle choice, offering comfort, convenience, and a welcoming community atmosphere. Don't miss the chance to make this stunning property your own.

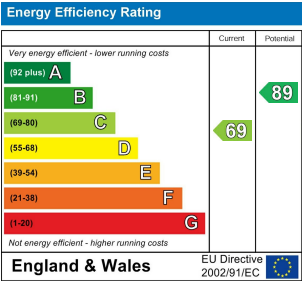








Stapleton Derby
73-75 Corporation Street, St Helens, WA10 1SX
Tel: 0151 430 0717 01744 883 322
info@stapletonderby.co.uk
www.stapletonderby.co.uk



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.