



62 Walmesley Road, St. Helens, WA10 5JP  
Asking Price £355,000

SD STAPLETON  
DERBY

Situated in the heart of Eccleston, this beautifully extended property offers the perfect blend of practical family living and stylish modern design, with further potential for expansion. The location is ideal, providing excellent access to local transport links, a wide range of amenities, and convenient motorway connections.

On arrival, the home welcomes you through a spacious porch and into a bright entrance hallway, complete with built-in storage for coats and everyday items. A downstairs WC adds convenience, while the generous living room offers a cosy retreat for family relaxation. The property also benefits from a separate utility room and a small boot room with internal access to the garage. The true centre piece of the home lies at the rear, where a stunning open-plan kitchen, dining and snug area features vaulted ceilings and large double bi-folding doors that open directly onto the garden, creating a seamless indoor-outdoor living experience.

To the first floor, there are three well-proportioned double bedrooms, including one with a walk-in wardrobe, and a spacious family bathroom finished to a high standard. The converted attic provides a fourth double bedroom with excellent head height and natural light.

Externally, the property boasts off-road parking, a neatly maintained front lawn, and access to the garage. To the rear, the garden and patio area continue the home's sense of space and flow, providing a perfect setting for outdoor entertaining or relaxing with family.

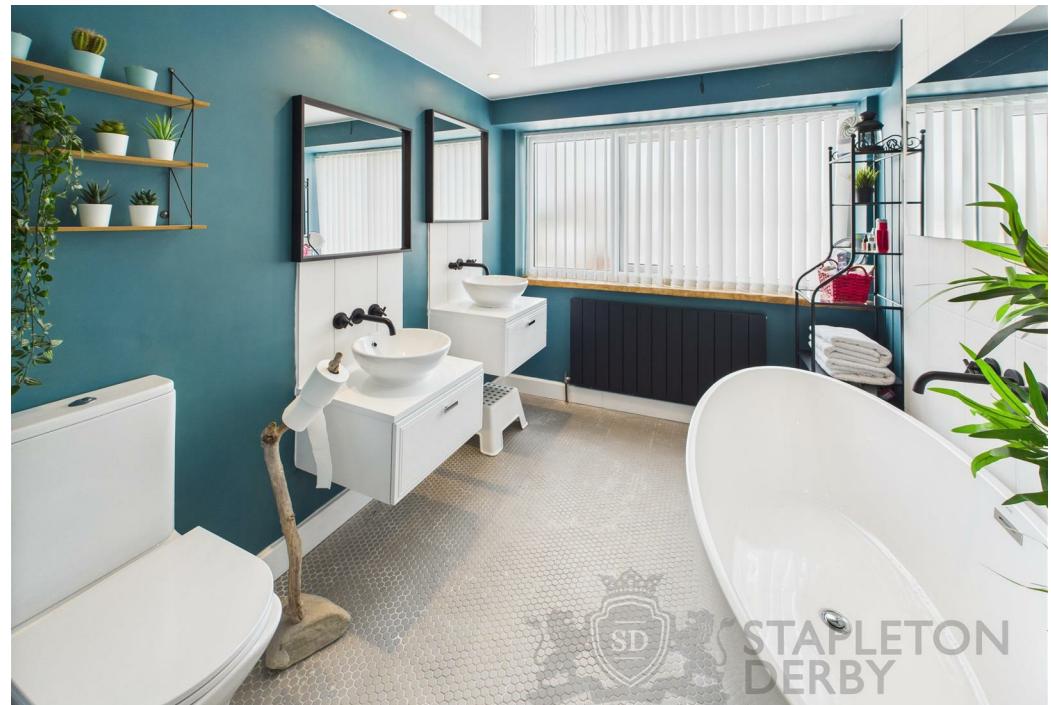
Offered as Freehold and with an EPC rating of D, this superb family home combines comfort, practicality, and future potential in one of St. Helens' most desirable locations. Viewings are highly recommended to fully appreciate everything this home has to offer.





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## Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		74
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)		EU Directive 2002/91/EC	
(81-91)		EU Directive 2002/91/EC	
(69-80)		EU Directive 2002/91/EC	
(55-68)		EU Directive 2002/91/EC	
(39-54)		EU Directive 2002/91/EC	
(21-38)		EU Directive 2002/91/EC	
(1-20)		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO <sub>2</sub> emissions		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.