



16 Ripley Way, St. Helens, WA9 5NT

£190,000



**STAPLETON
DERBY**

Nestled in the tranquil setting of Ripley Way, St. Helens, this immaculately presented mid mews property offers a perfect blend of modern living and serene surroundings. Being a modern build and just over a decade old, this charming house boasts two spacious double bedrooms, with the master bedroom featuring a convenient en suite bathroom. The well-appointed white suite bathroom is located off the landing, complemented by a handy ground floor WC, ensuring practicality for both residents and guests.

The heart of the home is undoubtedly the open plan kitchen diner, which is equipped with integrated appliances, making it an ideal space for entertaining or enjoying family meals. The landscaped rear garden is designed for low maintenance, featuring artificial turf that provides a lush, green space without the hassle of upkeep. This outdoor area is perfect for relaxation or for children and pets to play safely.

Parking is a breeze with two allocated spaces directly in front of the property, adding to the convenience of this lovely home. Situated in a peaceful cul de sac, the property overlooks open fields, offering a picturesque backdrop for leisurely walks and outdoor activities. This delightful mews house is not just a home; it is a lifestyle choice, perfect for those seeking comfort and tranquillity in a desirable location. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.



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STAPLETON
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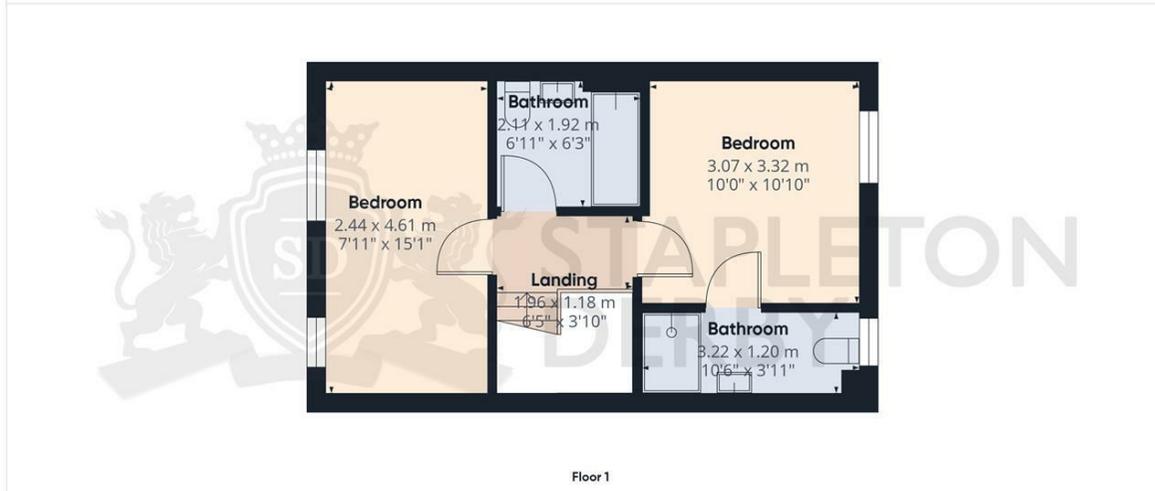
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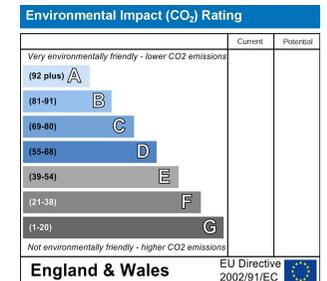
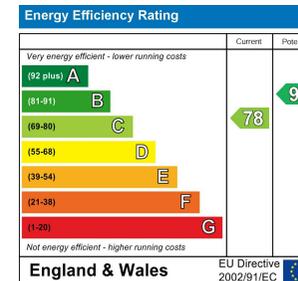
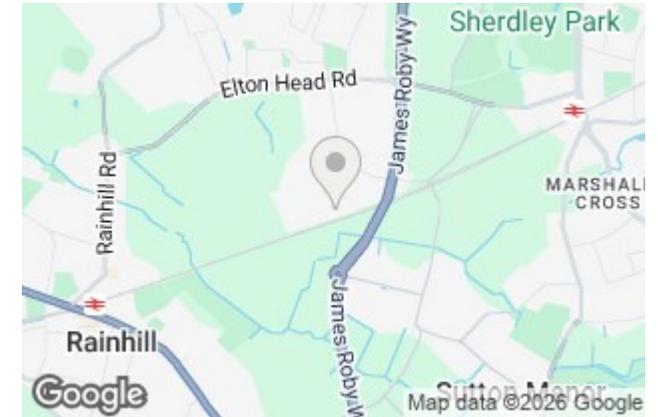
Approximate total area⁽¹⁾
66.9 m²
720 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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