



82 Foxwood, St. Helens, WA9 5UJ
Offers Over £380,000

 **STAPLETON
DERBY**

Located on the highly desirable Foxwood Estate, this extended four-bedroom detached property offers a rare opportunity to purchase a substantial family home in one of St. Helens' most sought-after areas. The Foxwood Development provides excellent access to St. Helens town centre, Rainhill village, Eccleston Park, and Thatto Heath Station, making it ideal for commuters and families alike.

This modern home has been meticulously maintained and thoughtfully designed throughout. The ground floor comprises an inviting entrance hallway, a convenient downstairs WC, a spacious living room, a separate dining room, a bright conservatory, and a modern kitchen with an additional dining area and utility room, as well as internal access to the garage. To the first floor, there are four well-proportioned bedrooms, including a master bedroom with an en-suite shower room and built-in wardrobes. The remaining bedrooms are served by a family bathroom and a spacious landing area that enhances the sense of space.

Externally, the property offers a welcoming frontage with off-road parking, a lawned garden, and side access. To the rear, the beautifully landscaped garden provides multiple seating areas, perfect for relaxation or entertaining, while enjoying the peaceful woodland outlook beyond.

Homes of this calibre and location seldom come to market—early viewing is highly recommended. EPC: TBC. Freehold.









Stapleton Derby

497 Warrington Road Rainhill, Merseyside, L35 0LR

Tel: 0151 430 0717

office@stapletonderby.co.uk

www.stapletonderby.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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.