



18 West Park Road, St. Helens, WA10 4LJ

Offers Over £300,000



**STAPLETON
DERBY**

Situated on the highly desirable West Park Road in St. Helens, this charming detached bungalow offers a perfect blend of comfort and convenience. The property boasts a generous open plan lounge / dining room, providing ample space for relaxation and entertaining. With three generously sized double bedrooms too, it is ideal for families or those seeking extra room for guests.

The modern white suite wet room is ideal for those wanting accessibility, there is also a separate family bathroom and the kitchen is a very good size. The conservatory invites natural light and offers a serene space to enjoy the beautiful gardens that surround the property. These gardens, with mature greenery providing privacy, create a tranquil outdoor retreat. There is a paved area immediately to the rear, with lawned area to the front, side and rear too!

Parking is a breeze with space for at least two vehicles on the driveway, making it easy for residents and visitors alike. The property is offered with no onward chain, allowing for a smooth transition for potential buyers. Its proximity to the town centre means that all essential amenities are within easy reach, making it an ideal choice for those looking to downsize or retire in comfort.

This delightful bungalow truly represents a wonderful opportunity to enjoy a peaceful lifestyle in a sought-after location.



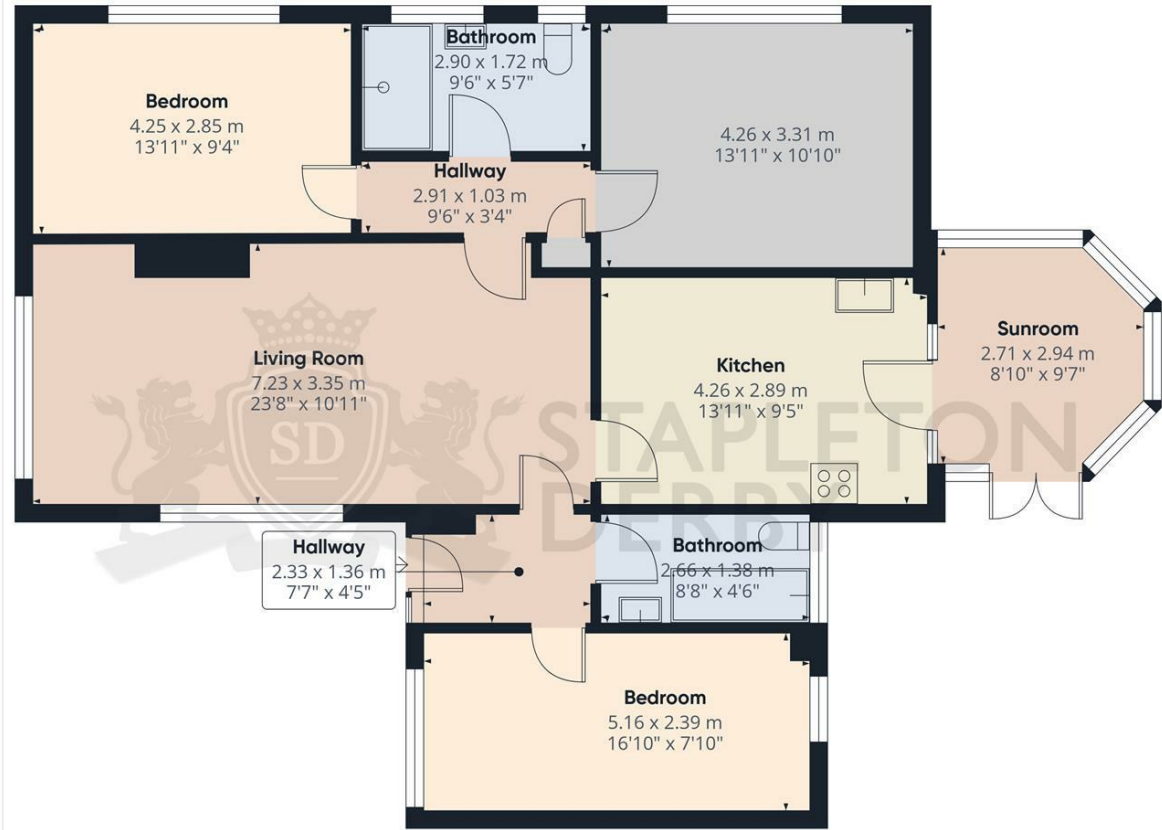


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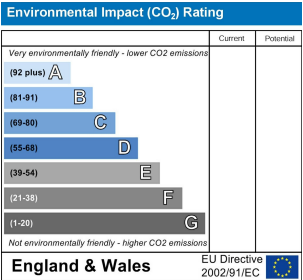
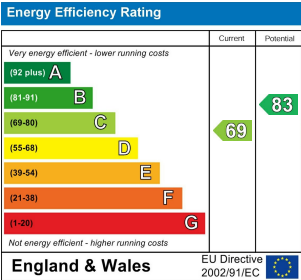
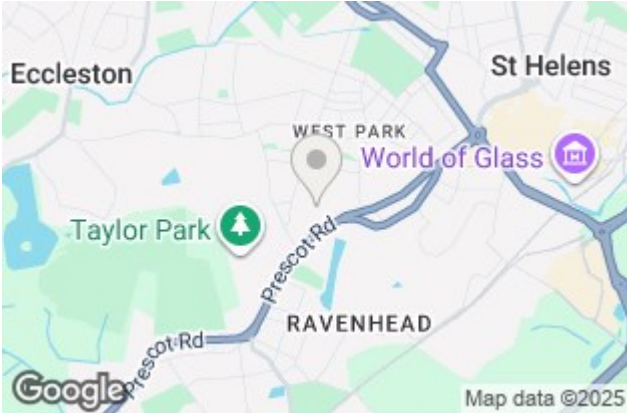


Approximate total area⁽¹⁾
 97.3 m²
 1047 ft²

(1) Excluding balconies and terraces

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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