



18 Coslett Drive, St. Helens, WA10 4FT  
£112,500

 **STAPLETON  
DERBY**

Welcome to this delightful ground floor apartment located on Coslett Drive in a charming part of St. Helens. This modern build is perfect for individuals or couples looking to start their journey in home ownership or those wishing to downsize without compromising on comfort. This home is ideal for those who would love ground floor, one level living at a great price.

As you enter the property, you are greeted by a welcoming entrance hall that leads into a spacious lounge, which seamlessly opens to a contemporary fitted kitchen. This layout is ideal for entertaining guests or enjoying a quiet evening at home. The apartment boasts two well-proportioned bedrooms, providing ample space for relaxation or a home office. The bathroom features a stylish white suite, ensuring a fresh and clean aesthetic.

One of the standout features of this apartment is the French doors that open from the lounge onto a private rear garden, allowing for an abundance of natural light and a lovely outdoor space to enjoy. Additionally, there is a side gate that leads to an allocated parking space, with plenty of visitor parking available for your guests.

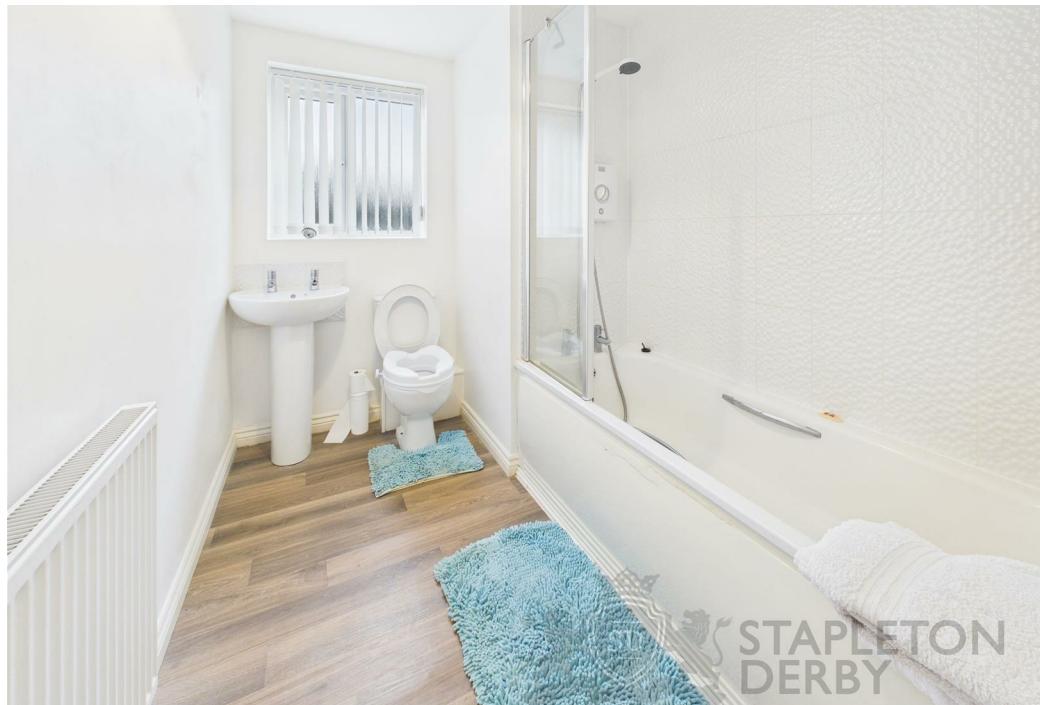
Situated in a prime location, this property is just a stone's throw from the town centre, making it incredibly convenient for accessing shops and local amenities. With no onward chain, this apartment is move-in ready, allowing you to settle in without delay.

In summary, this modern apartment on Coslett Drive offers a fantastic opportunity for comfortable living in a vibrant community. Whether you are starting out or looking to downsize, this property is sure to meet your needs. Don't miss the chance to make it your new home.





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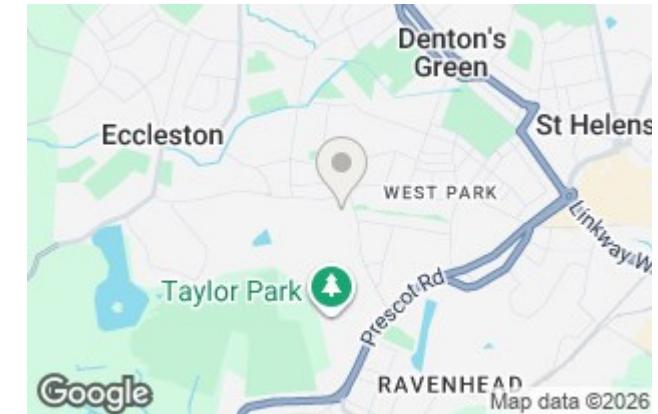
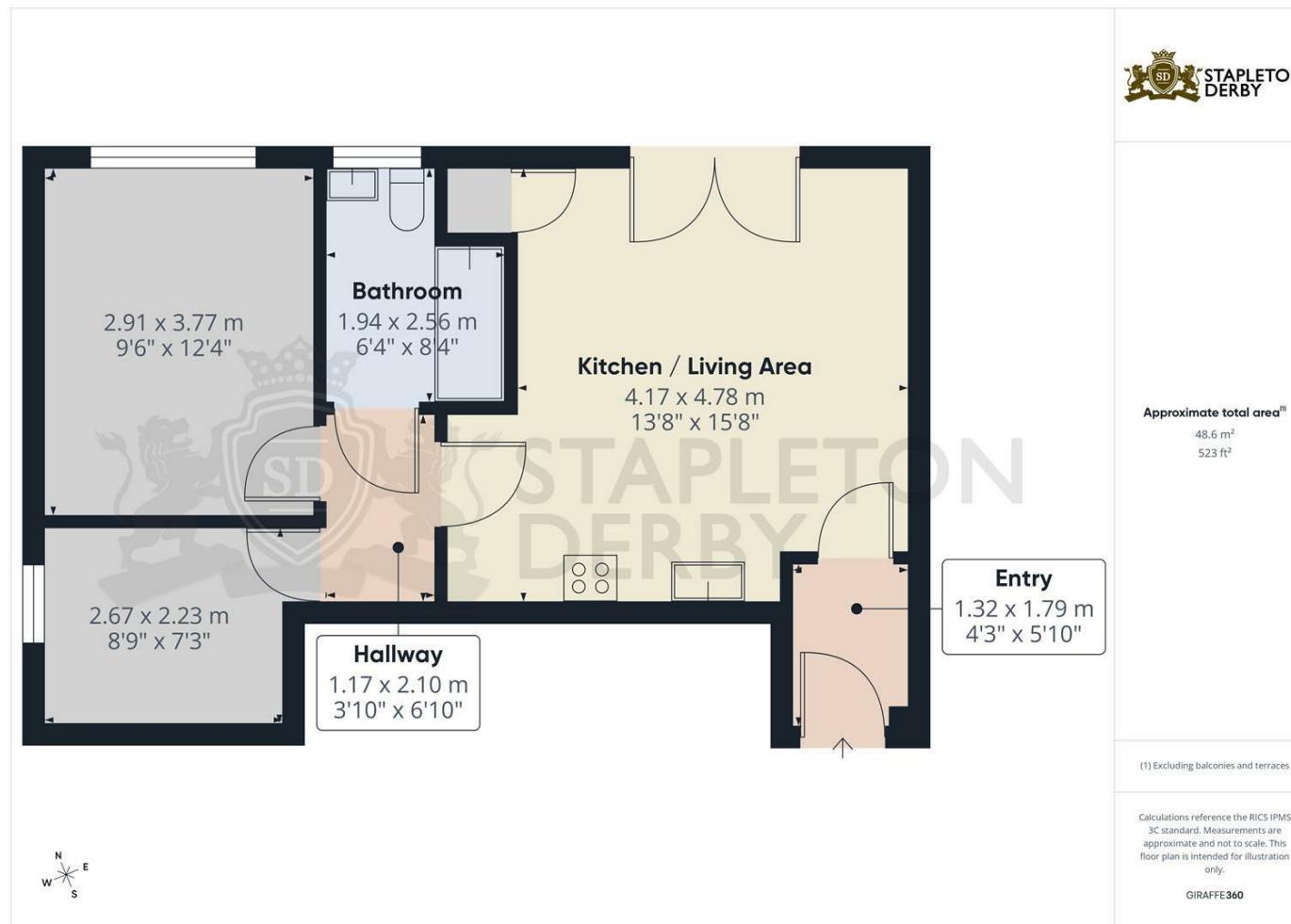
## Stapleton Derby

73-75 Corporation Street, St Helens, WA10 1SX

Tel: 0151 430 0717 01744 883 322

info@stapletonderby.co.uk

www.stapletonderby.co.uk



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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			
England & Wales			

### 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.