



68 Marshalls Cross Road, St. Helens, WA9 3BZ  
£160,000

 **STAPLETON  
DERBY**

Nestled on Marshalls Cross Road in St. Helens, this charming semi-detached house presents an excellent opportunity for families seeking a new home. With no onward chain, this property is ready for you to move in and make it your own.

The house boasts three spacious bedrooms, providing ample space for family living or guests. The open-plan downstairs layout creates a welcoming atmosphere, seamlessly connecting the lounge and kitchen diner, perfect for entertaining or enjoying family meals. The white suite bathroom adds a touch of elegance to the home.

Outside, you will find both front and rear gardens, ideal for children to play or for those who enjoy gardening. The driveway offers parking for two vehicles, ensuring convenience for you and your guests.

Location is key, and this property does not disappoint. It is within walking distance to St. Helens Hospital, Sherdley Park, and the town centre, making it easy to access essential amenities and leisure activities. Additionally, the great commuter links nearby make this home perfect for those who travel for work or leisure.

This semi-detached house is a wonderful choice for families looking for a comfortable and convenient lifestyle in St. Helens. Don't miss the chance to view this delightful property.





STAPLETON  
DERBY





STAPLETON  
DERBY

## 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

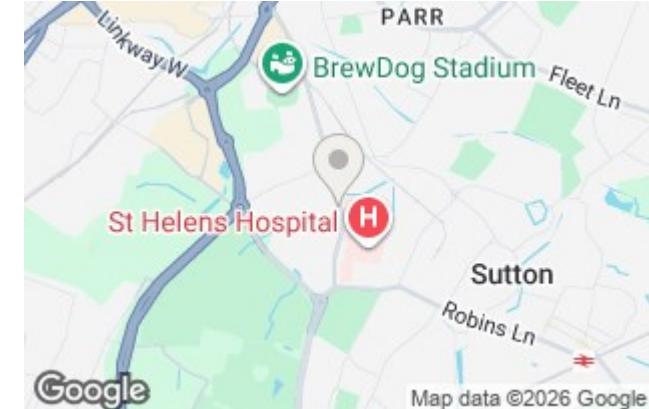


Approximate total area<sup>(1)</sup>  
69.3 m<sup>2</sup>  
746 ft<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.