



49 Womack Gardens, St. Helens, WA9 5UY
£230,000

 **STAPLETON
DERBY**

Nestled in the desirable Womack Gardens area of St. Helens, this charming double fronted semi-detached house offers a perfect blend of comfort and convenience. Set back from the road on a commanding plot, the property boasts an inviting entrance hall that leads to a well-appointed downstairs WC. The two spacious reception rooms provide ample space for both relaxation and entertaining, while the fitted kitchen, complete with integrated appliances, is ideal for culinary enthusiasts.

The home features three generously sized bedrooms, with the master bedroom benefiting from an en suite bathroom, ensuring privacy and comfort. A family bathroom located off the landing serves the additional bedrooms, making it a practical choice for families.

Outside, the property is complemented by a detached garage and a driveway that accommodates parking for up to three vehicles, a rare find in this area. The garden space offers a lovely outdoor retreat, perfect for enjoying the fresh air.

Conveniently located close to local shops and schools, this property is ideal for families and professionals alike. With no onward chain, this home is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful residence in a sought-after location.



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Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
		Current	Potential	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		England & Wales		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.