



527 Clock Face Road, Clock Face, WA9

Offers In The Region Of £175,000



**STAPLETON  
DERBY**

Nestled on Clock Face Road in the charming area of Clock Face, St. Helens, this stunning bay fronted mid-terrace house is a true gem. Presented to the highest of standards, this property is perfect for those seeking a stylish and comfortable home.

Upon entering, you are welcomed by a spacious hall that leads to two inviting reception rooms, ideal for both relaxation and entertaining. The high specification kitchen is a delight for any culinary enthusiast, providing a modern space to create delicious meals. The property boasts three well-proportioned bedrooms on the first floor, ensuring ample space for family or guests. The large four-piece bathroom is both functional and luxurious, catering to all your needs.

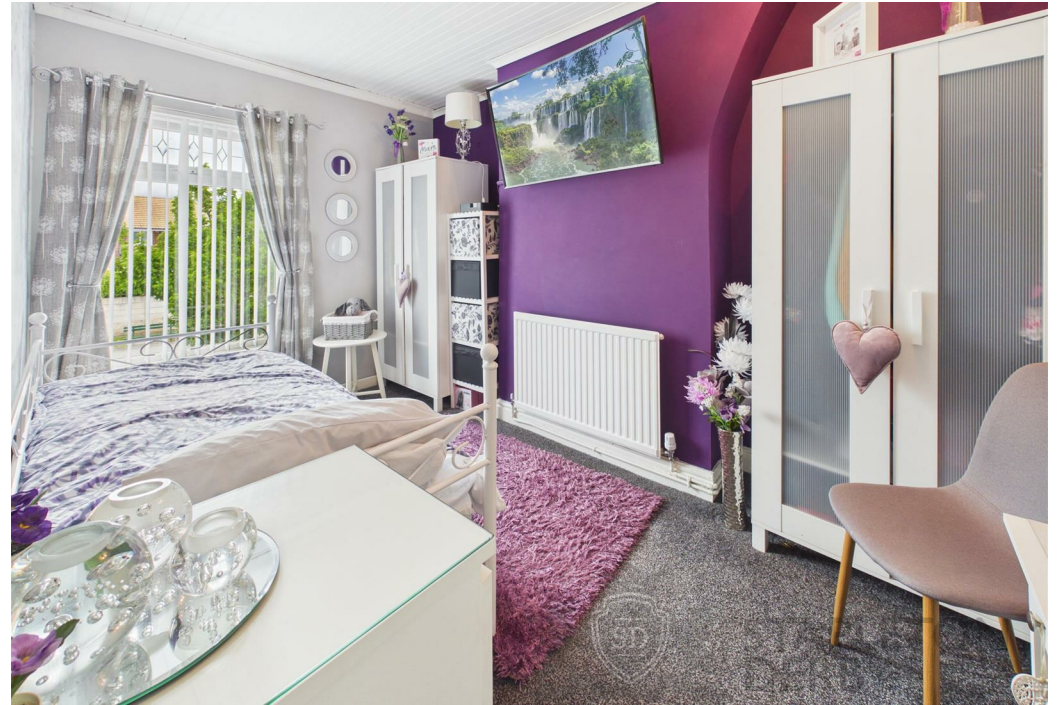
The beautifully kept gardens are a standout feature, offering low maintenance and a real sun trap at the rear. With separate seating areas, it is the perfect spot to unwind or host gatherings during the warmer months.

This home is ideally located close to shops, schools, and various amenities, making it a convenient choice for families and professionals alike. Additionally, lovely walks are just a stone's throw away, allowing you to enjoy the natural beauty of the surrounding area. There are parking bays directly to the front so parking is never an issue.

Whether you are a first-time buyer or looking for a turn-key property, this house is ready for you to move in and make it your own. Don't miss the opportunity to own this exquisite home in a desirable location.









# 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



**STAPLETON DERBY**

Approximate total area\*\*  
86 m<sup>2</sup>  
926 ft<sup>2</sup>

Reduced headroom  
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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 |  |                         |           |
|   |  |                         | 83        |
|   |  | 57                      |           |
| England & Wales                             |  | 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 |           |

## 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.