



80 Gartons Lane, St. Helens, WA9 4QY

Asking Price £140,000



**STAPLETON  
DERBY**

This stunning mid-terrace house on Gartons Lane offers a perfect blend of space and modern living. As you step inside, you see that it is in "turn-key" condition and are greeted by a remarkably spacious open-plan living and dining area, ideal for both relaxation and entertaining. The room is complemented by an understairs storage cupboard, ensuring practicality alongside style.

The well-equipped kitchen is a delight for any home cook, providing ample space to prepare meals while enjoying the company of family and friends. Upstairs, you will find two generously sized double bedrooms, both featuring fitted wardrobes that provide excellent storage solutions. The highlight of the upper floor is the impressive four-piece bathroom, which boasts both a luxurious bath and a separate shower cubicle, catering to all your bathing needs.

One of the standout features of this property is the large rear garden, a rare find for mid-terrace homes. This sun trap not only offers a perfect space for outdoor relaxation but can also be utilised for parking if desired.

Presented to the highest standards, this home is conveniently located close to local shops, schools, and various amenities. For those who enjoy the outdoors, lovely walks are just a stone's throw away, and the iconic Dream sculpture is nearby, adding to the charm of the area. This property is an excellent opportunity for anyone seeking a spacious and modern home in a vibrant community.





STAPLETON  
DERBY





STAPLETON  
DERBY

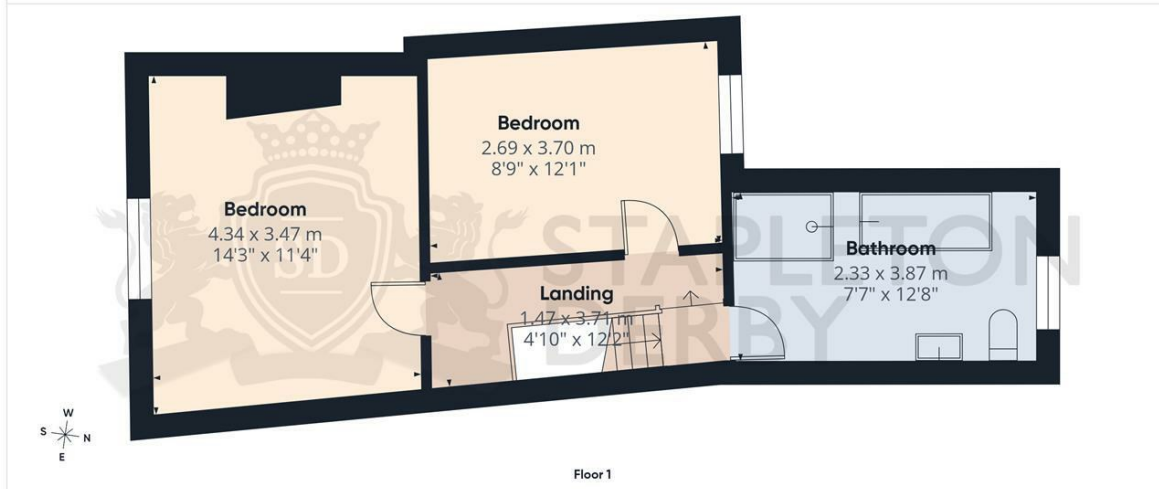
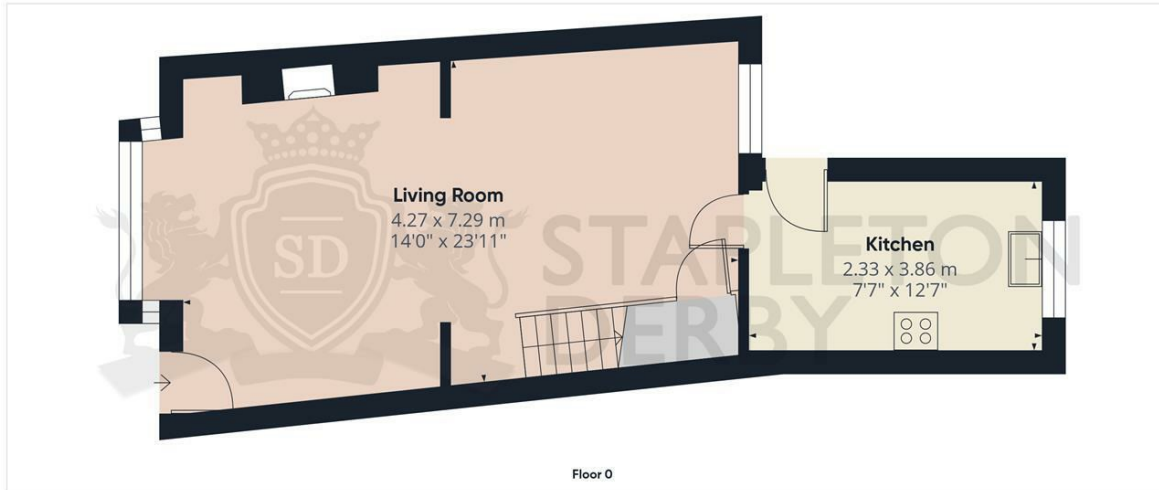
# Stapleton Derby

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

Tel: 0151 430 0717 01744 883 322

info@stapletonderby.co.uk

www.stapletonderby.co.uk

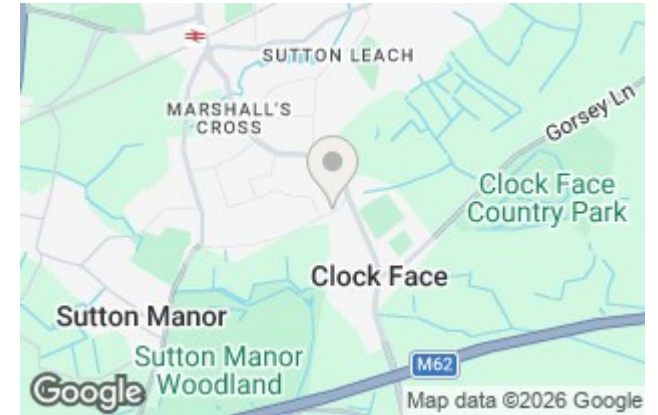


Approximate total area<sup>®</sup>  
78.3 m<sup>2</sup>  
842 ft<sup>2</sup>

(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	85

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.