



17 Oakwood Gardens, St. Helens, WA11 7FS

Offers In The Region Of £410,000



Nestled in the tranquil Oakwood Gardens, St. Helens, this modern detached house, built in 2018, offers a perfect blend of comfort and contemporary living. Tucked away in a peaceful corner of a private cul-de-sac, the property boasts stunning views of open farmland, providing a serene backdrop for your daily life. The home is ideal for those with children as there is no passing traffic, there is a gorgeous tree lined green area too to the front with benches to relax and watch the children play.

Upon entering, you are greeted by a spacious hall that leads to a convenient WC and a utility room, ensuring practicality for family living. The generous lounge invites relaxation, while the open-plan kitchen diner serves as the heart of the home, ideal for entertaining guests or enjoying family meals. There are a host of integrated appliances, and a built in breakfast bar too. Ample understairs storage adds to the functionality of the space.

The property features four well-proportioned bedrooms, with the master suite benefiting from an en suite shower room, offering a private retreat. A stylish white suite bathroom is also located off the landing, catering to the needs of the household.

Outside, the generous garden is a true sun trap, perfect for enjoying the outdoors. It includes a lovely patio seating area, a well-maintained lawn, and a gate leading into a woodland area, enhancing the natural charm of the property. Additionally, a summer house and pagoda provide delightful spots for relaxation and leisure. The open farm land is a real highlight, perfect for those that embrace the local wildlife.

With parking for two vehicles, this home combines convenience with a picturesque setting, making it an ideal choice for families or anyone seeking a peaceful lifestyle. Don't miss the opportunity to make this stunning property your own.



Love You  
Bye



STAPLETON  
DERBY



**YOU WILL GET WET..  
YOU MAY GET SOAKED** ✨ *THRILLS BY THE SECOND  
YOU CAN BET,  
BUT WE CAN'T HELP IT  
IF YOU GET WET.*



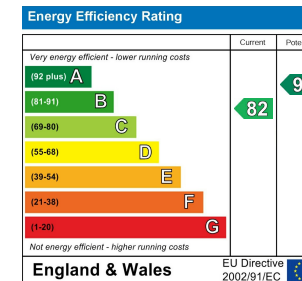
**Stapleton Derby**

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

Tel: 0151 430 0717 01744 883 322

info@stapletonderby.co.uk

www.stapletonderby.co.uk



**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.