



Rivington Road, St. Helens, Merseyside WA10 4NE
£175,000



**STAPLETON
DERBY**

We are delighted to offer for sale this spacious terraced home located on Rivington Road and ideally situated for all local amenities including shops and schools. Presented to a very high standard the property briefly comprises: entrance hall, lounge, dining room and EXTENDED kitchen with under floor heating. To the first floor there are three spacious bedrooms and a family bathroom with shower cubicle. Outside there is a charming rear yard area ideal for outside entertaining plus electric gates for off road parking. FREEHOLD. VIEWING HIGHLY RECOMMENDED.





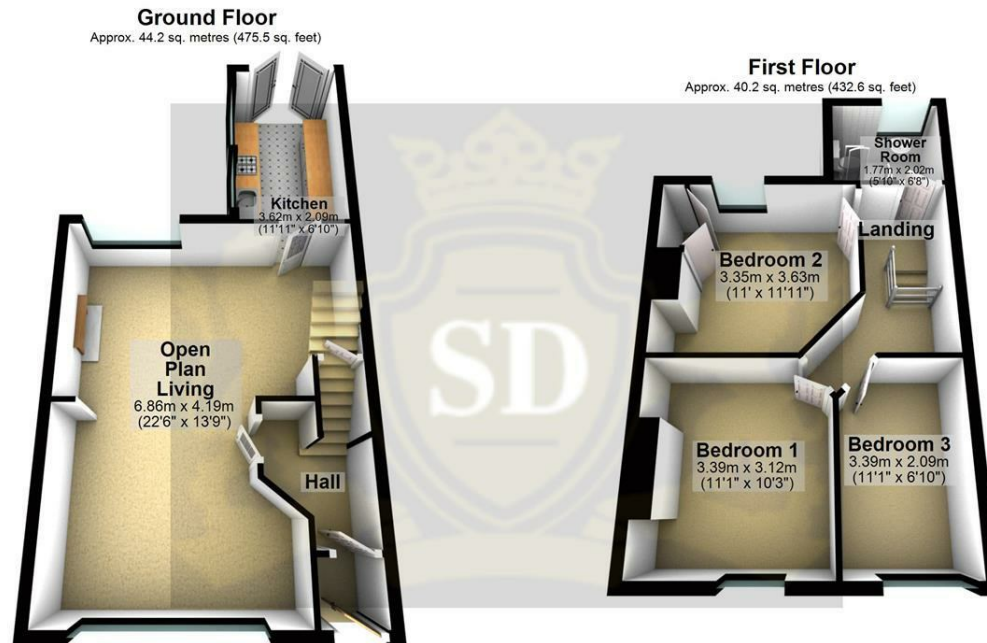




STAPLETON DERBY

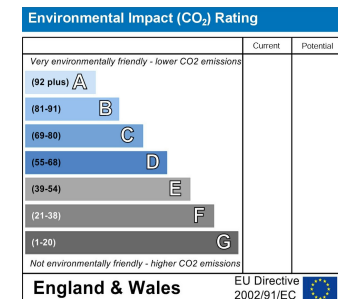
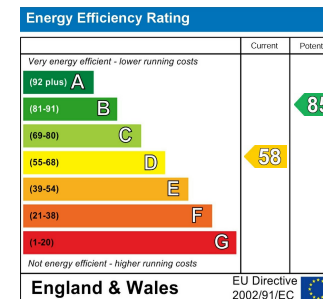
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Total area: approx. 84.4 sq. metres (908.1 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.



IMPORTANT NOTE TO PURCHASERS

We endeavour 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.