



**STAPLETON  
DERBY**

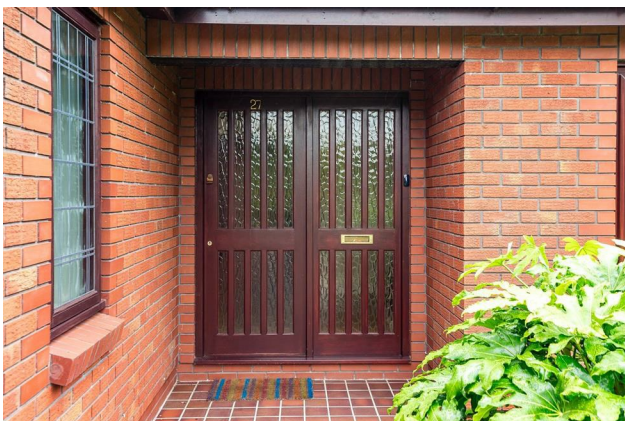


## 27 Siding Lane

Rainford, St. Helens, WA11 7SR

Asking Price £425,000



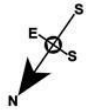




## Sidings Lane

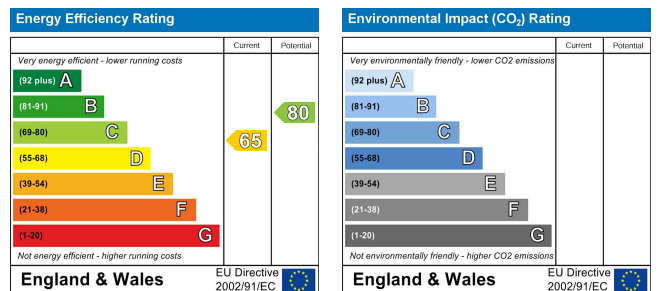
### Total Approx. Floor Area 1,544 Sq.ft. (143.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## Viewing

Please contact our Stapleton Derby - Rainford Office on 01744 889 999 if you wish to arrange a viewing appointment for this property or require further information.



### 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.