



# STAPLETON DERBY

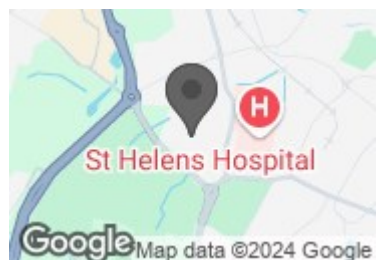


Tall Trees, St. Helens, WA9 5GH

Offers Over £240,000



New to the market Stapleton Derby are delighted to offer for sale this three bedroom detached property with planning permission for a double extension. This spacious home offers an abundance of living space and modern amenities, making it the perfect choice for families. Briefly comprising of a gas central heating system and double glazing, the accommodation briefly comprises of entrance hall, spacious lounge/dining room, fitted dining kitchen. First floor serving three bedrooms plus a family bathroom. Externally there are gardens to the front and rear with a driveway providing off road parking. Located in a superb position, the property enjoys a desirable location with easy access to local amenities, schools and transport links, Viewing is strongly advised.



- DETACHED PROPERTY
- PLANNING PERMISSION FOR A DOUBLE EXTENSION
- CLOSE TO MAJOR MOTORWAY LINKS
- OFF ROAD PARKING
- SITUATED ON A PRIVATE ROAD
- THREE BEDROOMS/TWO NEW BATHROOMS
- GAS CENTRAL HEATING /DOUBLE GLAZED
- GARDENS TO THE FRONT AND REAR
- CLOSE TO THE HOSPITALS
- VIEWING STRONGLY ADVISED

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