



# STAPLETON DERBY



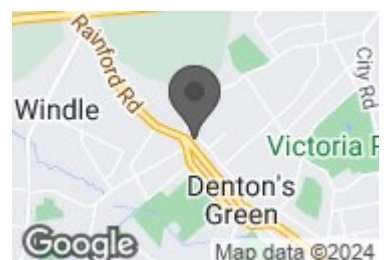
Hard Lane, St. Helens, WA10 6TJ

Offers Over £215,000



Freehold Stapleton Derby are delighted to offer for sale this well presented fully refurbished three bedroom family home located in the sought after area of Dentons Green. Benefitting from a gas central heating system and double glazing this home has been fully refurbished throughout and briefly comprises of entrance hallway, cloaks housing W.C, spacious lounge, dining room/modern fitted kitchen with integrated appliances, first floor landing leading to three good size bedrooms, fitted wardrobes to two bedrooms, family bathroom with bath and walk in shower. Externally there are low maintenance gardens to the front and rear, the beautiful rear garden is not overlooked with a patio area, astro turf lawn, brick outbuilding which has many uses, can be used as an office/man cave or playroom. There is also off road parking to the rear. The property is within walking distance to all local amenities, well regarded schools and within close proximity to all major motorway links. Viewing is highly recommended to appreciate this lovely home.

- NO UPWARD CHAIN INVOLVED
- FULLY ALARMED/FREEHOLD
- BEAUTIFUL MODERN KITCHEN WITH BUILT IN APPLIANCES
- MAJOR MOTORWAY LINKS NEARBY
- OUTBUILDING/OFFICE/GYM OR PLAYROOM
- THREE GOOD SIZE BEDROOMS/FITTED WARDROBES TO TWO BEDROOMS
- SPACIOUS LOUNGE
- EXCELLENT LOCATION/CLOSE TO WELL REGARDED SCHOOLS
- FRONT AND REAR GARDENS / OFF ROAD PARKING TO REAR
- VIEWING IS STRONGLY ADVISED



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