



STAPLETON DERBY



Derby Drive, St. Helens, WA11 8EX

£195,000



Stapleton Derby proudly presents this expansive family residence, offering ample space and potential to serve as a long-term abode. Nestled in the sought-after locale of Rainford Village, this property boasts proximity to essential amenities, schools, shops, and convenient transport links.

Comprising an entrance hall, a welcoming living area, a generously proportioned kitchen with potential for a utility area, and a convenient downstairs WC, the ground floor layout is both functional and spacious. Upstairs, two double bedrooms feature built-in wardrobe space, alongside a well-appointed family bathroom. Externally, the property greets with a garden-fronted facade and off-road parking, while the rear hosts a sizable garden, complete with outbuildings and offering privacy.

Viewing is highly recommended to fully appreciate the potential of this property. Offered with no chain and freehold tenure, this residence presents an enticing opportunity for prospective buyers.

- FREEHOLD
- COUNCIL TAX B
- TWO BEDROOMS
- OFF ROAD PARKING
- NO CHAIN
- EPC F
- EVER EXTENDING SEMI DETACHED HOME
- FAMILY BATHROOM
- VERY LARGE GARDENS
- VIEWING RECOMMENDED



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