



7 Hesketh Court, St. Helens, WA11 8QR

£314,950



**STAPLETON
DERBY**

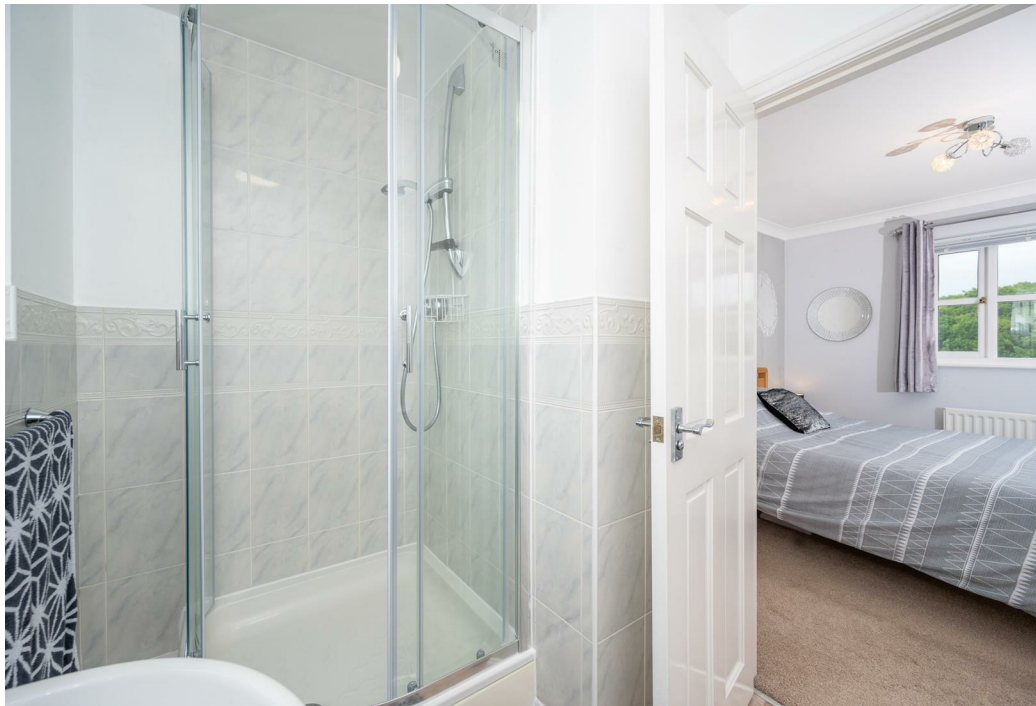
This captivating contemporary link-detached residence boasts generous living space and a versatile layout, ideal for modern living. Situated in a sought-after location with a private position and unobstructed views of farmland to the rear, this property must be seen to truly be admired.

With the former garage cleverly converted into an open-plan kitchen/diner, the home now offers two spacious reception rooms, a well-appointed kitchen with utility area, and a convenient downstairs WC. Upstairs, three bedrooms, including an en suite master, and a family bathroom complete the inviting layout, creating a delightful living environment.

Early viewing is highly recommended to fully appreciate the charm and functionality of this stunning property.









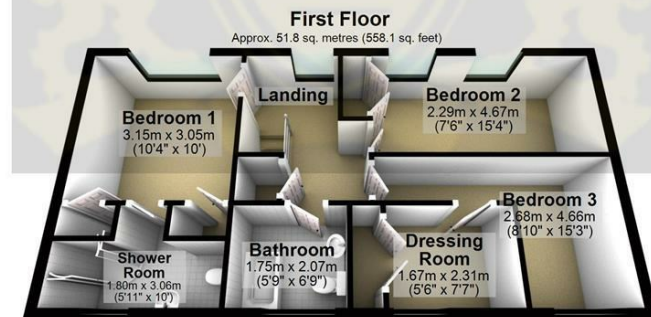
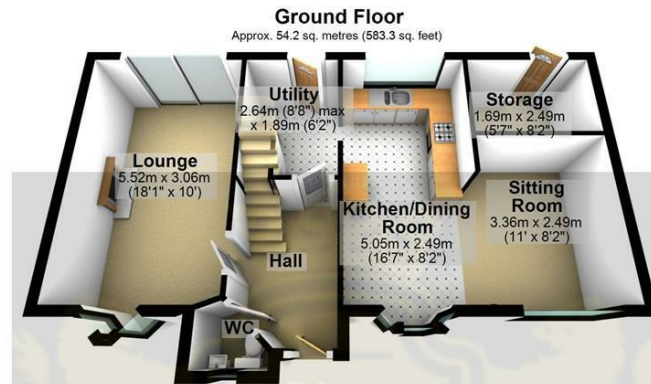
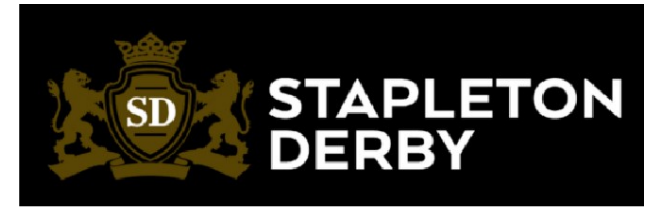
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Total area: approx. 106.0 sq. metres (1141.3 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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