



# STAPLETON DERBY



## The Scholes, St. Helens, WA10 3PA

£260,000



Offered for sale with no chain involved Stapleton Derby are delighted to welcome you to The Scholes estate which was built around one of the oldest properties in the region, namely Scholes Hall, which dates back to the 12th century. This charming home is situated on a private tree lined, leafy estate in a peaceful position. There is a communal green and a long, well maintained driveway entrance.

The accommodation briefly comprises of two reception rooms, modern fitted kitchen and bathroom, downstairs W.C, three bedrooms, master with en-suite facilities. Externally there is an original stone wall, parking to the front of the property, to the rear there is a well stocked sunny garden.

One of the standout features of this property is the the private and secluded location which ensures peace and tranquillity, away from the hustle and bustle. Additionally, being close to major motorway links makes commuting a breeze, offering convenience for those who need to travel for

- NO UPWARD CHAIN INVOLVED
- TWO BATHROOMS PLUS DOWNSTAIRS WC
- SITUATED ON A PRIVATE ESTATE
- PARKING TO THE FRONT
- LOCAL AMENITIES NEARBY
- THREE BEDROOMS/MASTER WITH EN-SUITE FACILITIES
- MODERN FITTED KITCHEN AND BATHROOM
- PEACEFUL LOCATION SITUATED ON A PRIVATE TREE LINED, LEAFY ESTATE
- CLOSE TO MAJOR MOTORWAY LINKS
- VIEWING STRONGLY ADVISED



73-75 Corporation Street, St Helens, WA10 1SX

Tel: 01744 883 322 Email: [info@stapletonderby.co.uk](mailto:info@stapletonderby.co.uk) [www.stapletonderby.co.uk](http://www.stapletonderby.co.uk)