



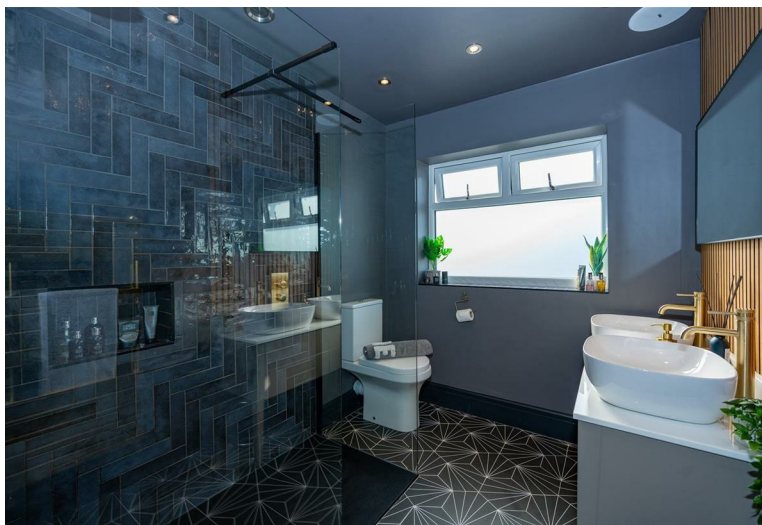
100b St. Helens Road, St. Helens, WA11 7QP

£469,995



**STAPLETON
DERBY**

This stunning 3-bedroom semi-detached property is located in the highly sought-after area of St Helens Road, Rainford, offering convenient access to local schools and transport links. The home boasts a spacious open-plan kitchen, dining, and lounge area with bi-folding doors leading to the garden, creating a bright and welcoming living space. Modern features include built-in WiFi speakers throughout, a practical dog shower in the utility room, and a downstairs W/C. Additionally, there's a cozy snug lounge for more intimate relaxation. Upstairs, there are three bedrooms with the back bedroom enjoys beautiful views and opens onto a Miranda balcony, while the family bathroom offers a luxurious space for the household. Externally, the property features a 4-car porcelain driveway with an electric gate, a rear garden with a converted garden room (suitable as a bedroom), a brand-new shed, and a hot tub (potentially negotiable) —perfect for outdoor enjoyment. Viewing highly recommended.









Stapleton Derby

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Total area: approx. 134.7 sq. metres (1450.0 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.
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		67	82
	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		

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.