



5 Roscommon Way, Widnes, WA8 9SB

Offers Over £450,000



**STAPLETON  
DERBY**

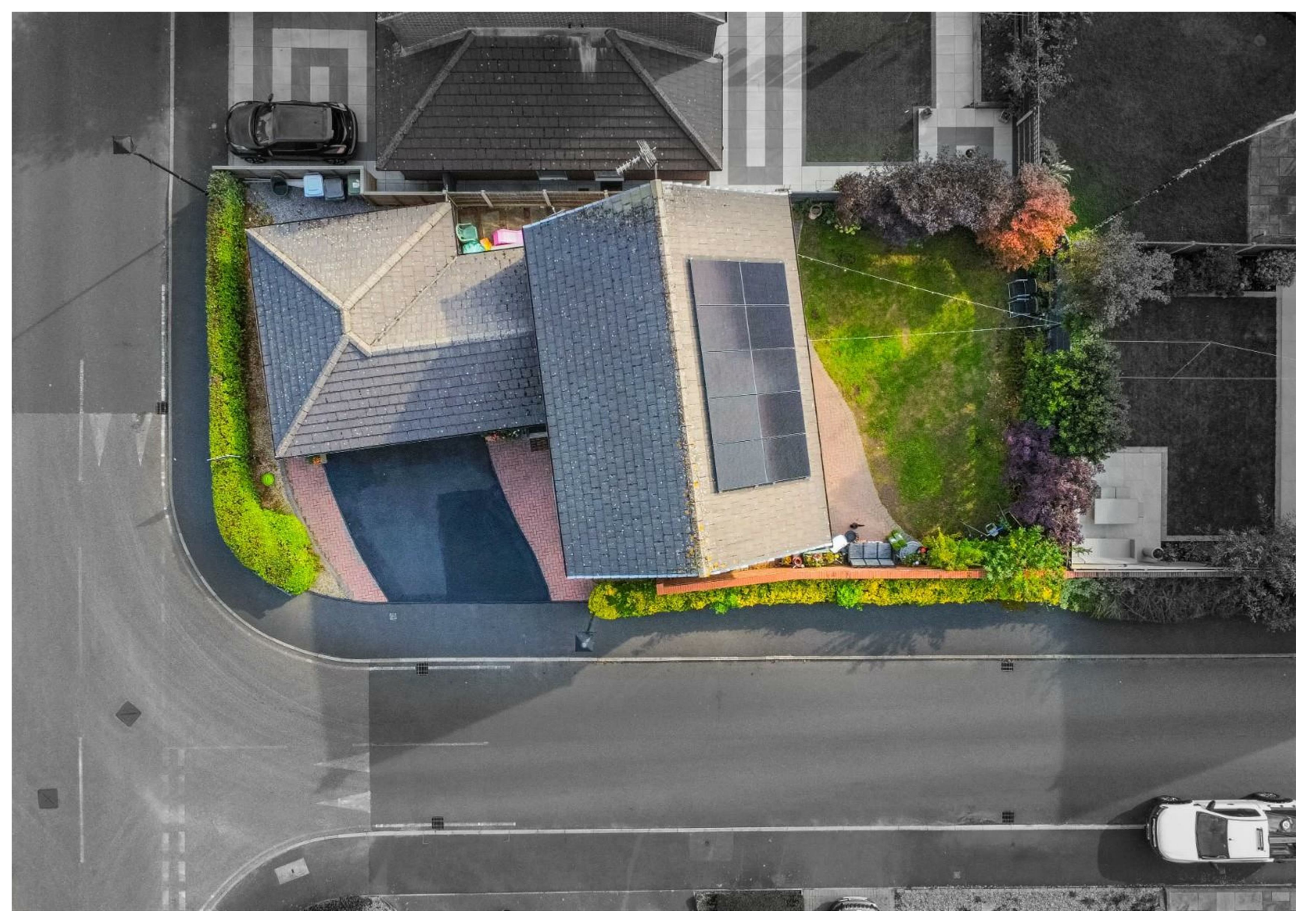
Stapleton Derby are pleased to bring to the market this stunning four-bedroom detached corner property offering modern, energy-efficient living. Featuring a double garage and benefiting from an impressive EPC rating of B, the house is equipped with solar panels and battery storage, making it both environmentally friendly and cost-efficient.

Upon entering, the spacious hallway leads to a convenient downstairs WC, two reception rooms, and a living room that provides ample space for relaxation and entertainment. The kitchen is well-appointed, accompanied by a practical utility room for added convenience.

The first floor boasts four generously sized bedrooms, with the master bedroom enjoying the luxury of an ensuite bathroom. A family bathroom serves the remaining three bedrooms, making this home ideal for a growing family or those seeking extra space. With its modern amenities and thoughtful design, this property offers comfort, sustainability, and style.

The exterior of the property includes a front lawn with off-road parking and access to a double garage. The rear garden offers a lovely lawn, a patio area perfect for outdoor relaxation, and convenient side access.









FOR RENT CLOSE

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Total area: approx. 150.8 sq. metres (1623.2 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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.