



85 Robins Lane, St. Helens, WA9 3NF

Asking Price £350,000



**STAPLETON  
DERBY**



## Exceptional Modern Detached Family Home

Stapleton Derby is proud to present this remarkable modern detached family home with spacious rooms and an impressive kitchen featuring a central island. Immaculately presented and less than 10 years old, this home is perfect for those seeking space, beautiful views, and a contemporary finish. Overlooking Sutton Park, ideal for leisurely walks and children's playtime, this home offers:

A porch leading into an entrance hallway with staircase access, a downstairs WC, a living room with a stunning media wall, and a family kitchen equipped with integrated appliances, a central island, bi-fold doors opening to the garden, and a convenient utility room. The first floor comprises four generously sized bedrooms, including a master bedroom with an en-suite shower room, as well as a family bathroom.

The rear garden offers a good-sized lawn and a paved entertaining area, while the front includes off-road parking and a garden.

Viewing is highly recommended to fully appreciate this property. FREEHOLD - EPC C

















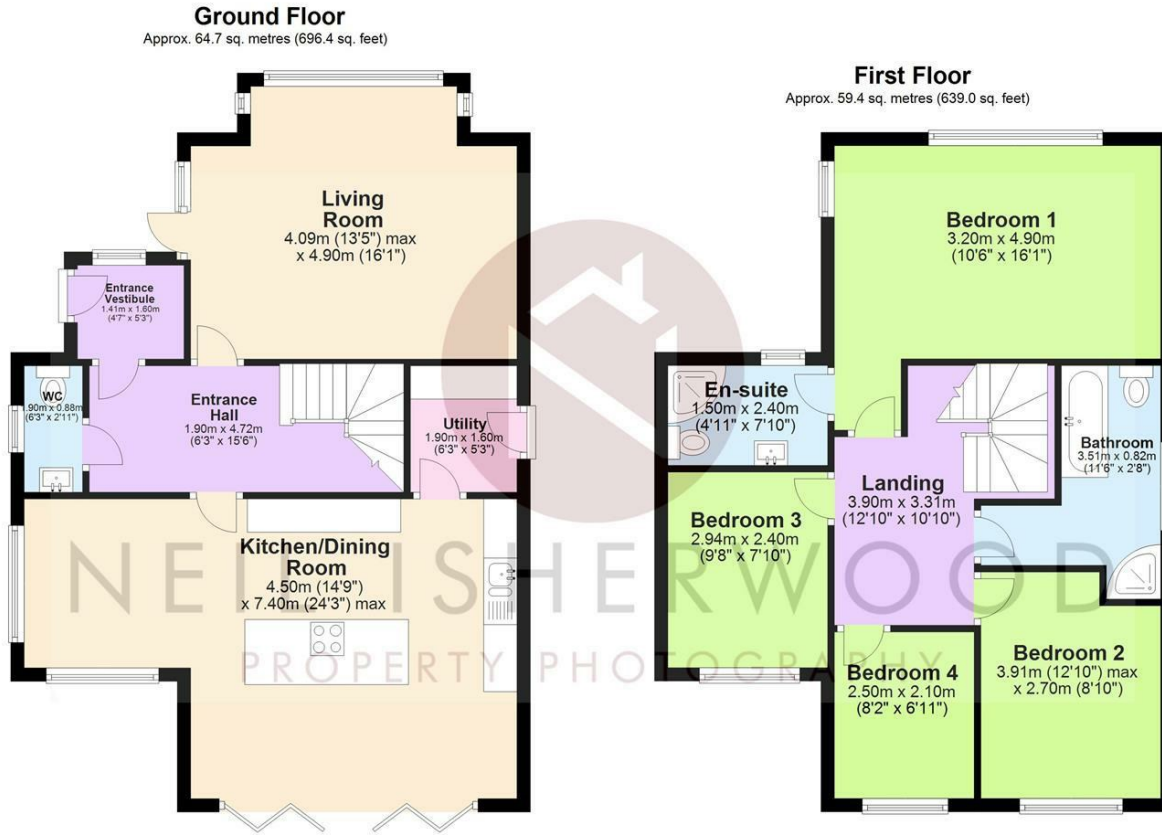
# Stapleton Derby

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Total area: approx. 124.1 sq. metres (1335.4 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.