



27 Ledbury Close, St. Helens, WA10 5NY

Offers Over £270,000



**STAPLETON
DERBY**

Nestled in the sought-after location of Ledbury Close, Eccleston, St. Helens, this charming semi-detached house is a true gem waiting to be discovered. Boasting not just one, but two inviting reception rooms, this property offers ample space for entertaining guests or simply unwinding after a long day.

With three cosy bedrooms, this home provides the perfect retreat for a growing family or those in need of a home office or hobby space. The well-appointed bathroom ensures convenience and comfort for all residents.

Step inside and be greeted by an elegant entrance hall leading to a convenient downstairs w/c, a modern fitted kitchen diner, a spacious lounge featuring an open gallery balcony, and a delightful conservatory - perfect for enjoying the surrounding views in any weather.

Upstairs, the three bedrooms offer peaceful sanctuaries, while the family bathroom provides a relaxing space to unwind and rejuvenate. The property's thoughtful design and attention to detail by a renowned builder ensure a perfect blend of character and modern amenities.

Externally, this home continues to impress with beautiful rear views, a garage, off-road parking, and gate access to a rear playing field - ideal for family fun. The low-maintenance patio area beckons for al fresco dining on warm summer evenings.

Located in the highly desirable area of Eccleston, this property offers not just a house, but a lifestyle. Don't miss the opportunity to make this charming abode your own - schedule a viewing today by calling 01744 889999.









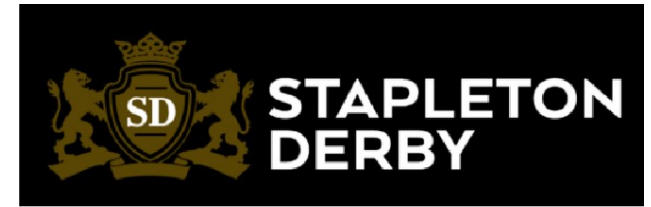
Stapleton Derby

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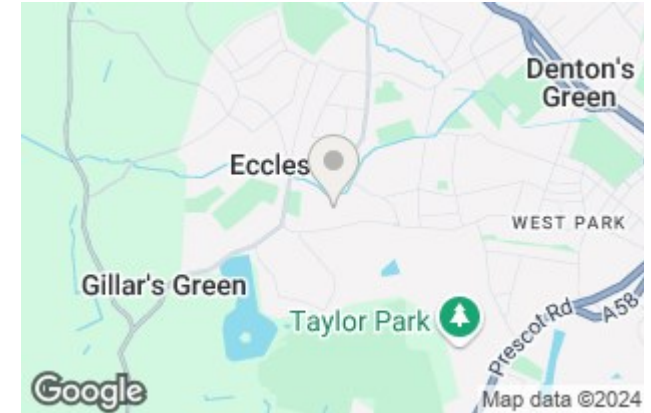
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Total area: approx. 90.1 sq. metres (969.4 sq. feet)

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			
		66	83
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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