



23 Walmesley Road, St. Helens, WA10 5JR

Offers In The Region Of £399,995



**STAPLETON
DERBY**

Stapleton Derby is thrilled to present this charming four-bedroom extended semi-detached family home situated in the desirable area of Ecclestone on Walmesley Road. This property boasts two reception rooms, making it perfect for entertaining guests or simply relaxing with the family.

Upon entering, you are greeted by a porch leading to a well-appointed kitchen, utility room, and a convenient downstairs WC. The garage, accessible from the utility room, provides ample storage space or parking for your vehicle. The dining room and spacious through living room offer versatile living spaces for your family to enjoy.

Upstairs, you will find four inviting bedrooms, including a master bedroom with its own en suite for added privacy and convenience. The family bathroom ensures that there is plenty of space for everyone.

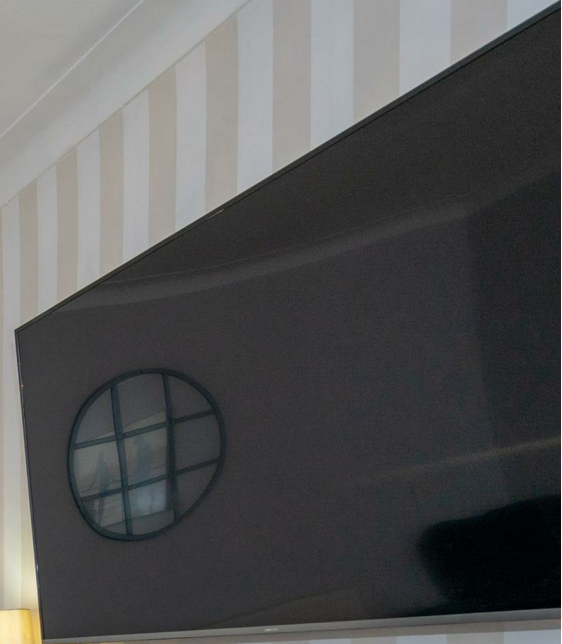
Externally, this property does not disappoint. A large driveway provides off-road parking, making coming home a breeze. The rear garden features a lovely patio and decked area, perfect for al fresco dining.

With its ideal location and spacious layout, this property on Walmesley Road is a must-see. Book a viewing today 01744 889999 to fully appreciate all that this home has to offer.









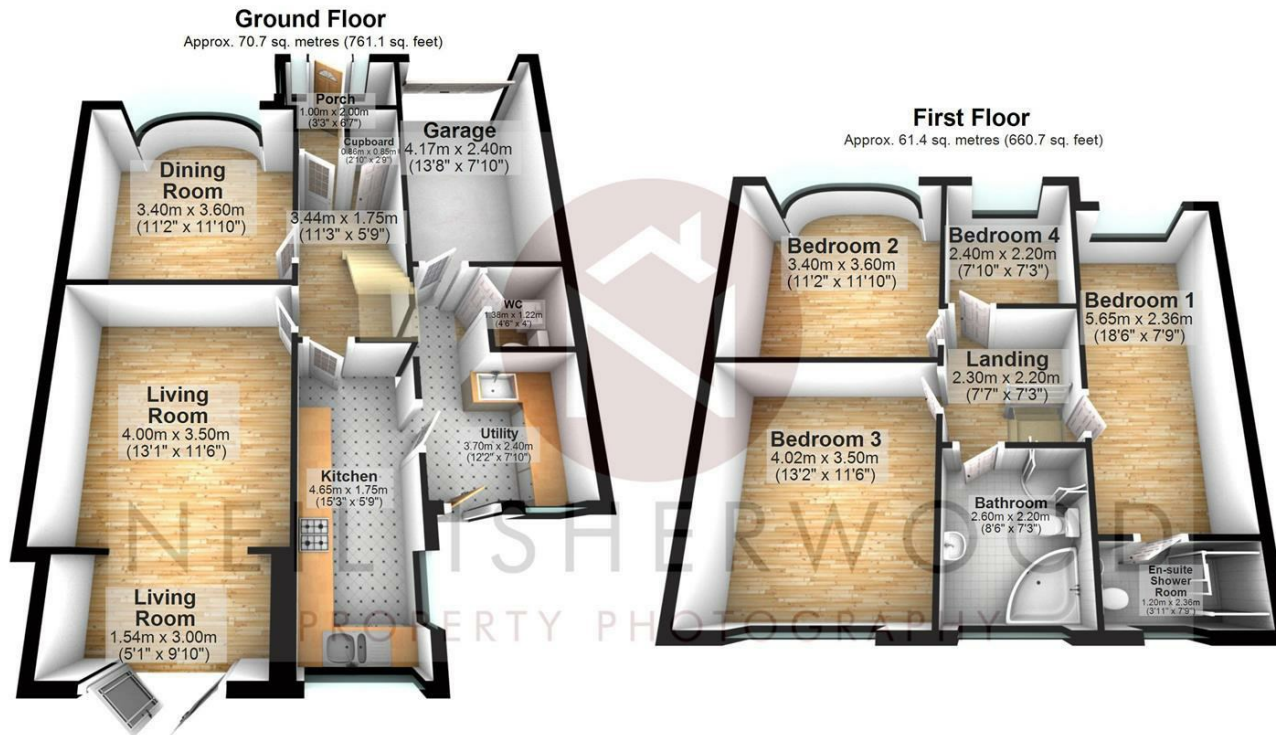
Stapleton Derby

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 0151 430 0717 01744 889 999

office@stapletonderby.co.uk

www.stapletonderby.co.uk



Total area: approx. 132.1 sq. metres (1421.9 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 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.