



Leach Lane, St. Helens, Merseyside WA9 4PQ
Asking Price £269,999



SHOW HOUSE OPENING TIMES
MONDAY - FRIDAY 9.00AM - 4.00PM
SATURDAY & SUNDAY 12.00 - 4.00pm

PLEASE CALL TO ARRANGE A VIEWING FOR THE LAST FEW
REMAINING PROPERTIES

THE GARDENS, LEACH LANE, SUTTON LEACH

Stapleton Derby in partnership with Anchor Homes (NW) Ltd are
delighted to market The Gardens, Leach Lane, Sutton Leach, St
Helens

stylish three-bedroom semi-detached house to include ultra-
fast broadband and infrastructure ready for electric vehicle
charging port. Benefitting from superb eco-features, including
new energy efficient boilers and full double-glazing making
them inexpensive to heat and maintain.

Finished to a very high standard to include fully turfed gardens
to the front & rear, lounge, open plan kitchen/diner complete
with all appliances and French doors, downstairs w.c, master
bedroom, bathroom tiled.

** Located in the popular Sutton Leach village. there are 17
homes with only 10 remaining on the development **

There is a mixture of 3-bedroom semi-detached houses and 2
four-bedroom detached houses with integral garages.
Don't miss your chance to reserve on of these plots. Prices start
from £269,999 Call today for more information.

IMPORTANT NOTE TO PURCHASERS

We endeavour 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.

10 YEAR NEW BUILD WARRANTY

TO REGISTER YOUR INTEREST
CONTACT - STAPLETON DERBY - ST HELENS - 01744 883322

LOUNGE
19'0" x 11'1" (5.80 x 3.40)

KITCHEN/DINER
18'2" x 11'3" (5.55 x 3.45)

BEDROOM 1
15'7" x 10'2" (4.75 x 3.10)

BEDROOM 2
14'9" x 10'2" (4.50 x 3.10)

BEDROOM 3
12'1" x 7'6" (3.70 x 2.30)

