



Leach Lane, St. Helens, Merseyside WA9 4PQ  
Asking Price £294,999





BRAND NEW DEVELOPMENT  
THE GARDENS, LEACH LANE, SUTTON LEACH

MAPLE

Plot 11 - £POA - RESERVE OFF PLAN NOW!

Stapleton Derby in partnership with Anchor Builders are delighted to offer for sale this stylish three-bedroom semi detached house. The property benefits 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 rear, lounge, open plan kitchen/diner complete with all appliances and french doors, downstairs w.c, master bedroom with en-suite, bathroom tiled and office.

There are just seventeen homes within the development located in the popular Sutton Leach village.

Don't miss your chance to reserve on of these plots. \*10 YEAR NEW BUILD WARRANTY\*

TO REGISTER YOUR INTEREST

CONTACT - STAPLETON DERBY - ST HELENS - 01744 883322

## LOUNGE

11'9" x 15'1" (3.6m x 4.6m)

## KITCHEN/DINER

11'9" x 15'1" (3.6m x 4.6m)

## BEDROOM 1

15'1" x 10'5" (4.6m x 3.2m)

## BEDROOM 2

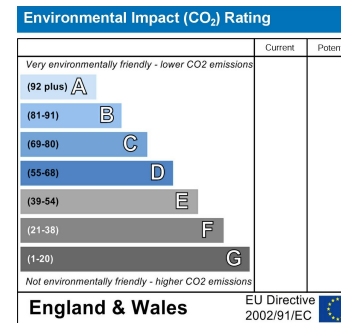
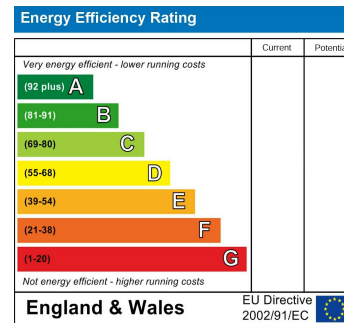
10'5" x 8'6" (3.2m x 2.6m)

## BEDROOM 3

11'9" x 12'5" (3.6m x 3.8m)

## OFFICE

7'10" x 6'6" (2.4m x 2m)



### 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.