



# STAPLETON DERBY



Arnian Road, St. Helens, WA11 8BU

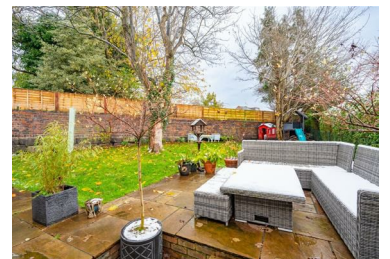
Offers Over £300,000



Stapleton Derby is delighted to present this charming three-bedroom semi-detached family home, situated at the end of a peaceful cul-de-sac in a prime village location.

The property features a welcoming porch, entrance hallway, downstairs WC, a cozy living room, and an open-plan kitchen/dining area with an additional sitting space. Upstairs, there are three generously sized bedrooms and a modern family bathroom. Bedroom three includes stairs leading to a converted attic, offering additional versatile accommodation.

Occupying a desirable corner plot, the property provides ample off-road parking. The rear garden is a private oasis, beautifully landscaped and benefiting from direct access to The Spinnny playing field. To the side, the detached garage has been thoughtfully converted into a utility room,



- THREE BEDROOM
- GAMES ROOM / ANNEX
- DESIRABLE LOCATION
- OPEN PLAN
- EPC D
- SEMI-DETACHED
- CUL-DE-SAC
- VILLAGE LOCATION
- FREEHOLD
- COUNCIL TAX BAND D

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