



8 Tamarisk Gardens, St. Helens, WA9 5UQ

Asking Price £220,000



**STAPLETON  
DERBY**

## WELL-PRESENTED FAMILY HOME IN A SOUGHT-AFTER LOCATION

Stapleton Derby is delighted to present this charming three-bedroom semi-detached property located in a highly desirable area. Offering excellent transport links, with close proximity to the M57 and M62, as well as convenient access to local amenities, this home is ideal for families or professionals.

Nestled in a quiet cul-de-sac, the property features an inviting entrance hallway, a spacious living room, and an open-plan dining and kitchen area and conservatory. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from off-road parking to the front, ensuring added security, and a generous rear garden with a patio area, perfect for outdoor entertaining.

This FREEHOLD property provides peace of mind for buyers. EPC rating: C

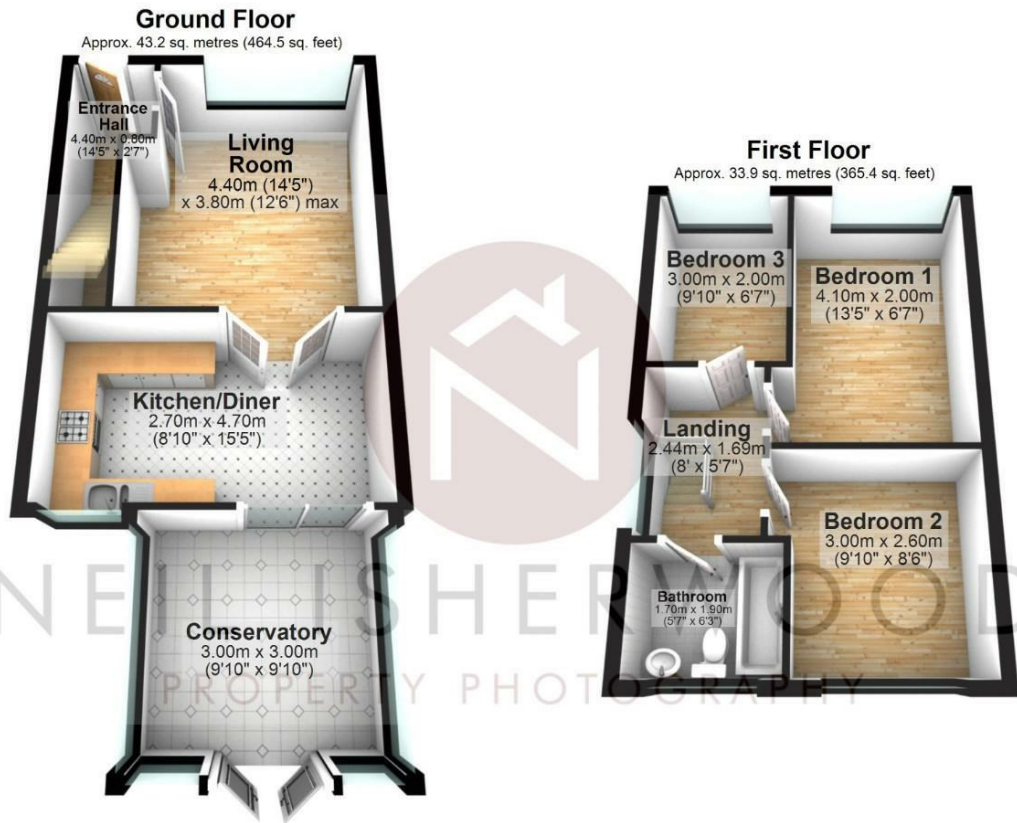








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Total area: approx. 77.1 sq. metres (829.9 sq. feet)

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			84
(81-91) B			
(69-80) C		70	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.