



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 - 3.00pm

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.

\*10 YEAR NEW BUILD WARRANTY\*

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

#### 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.

**LOUNGE**  
18'8" x 11'1" (5.7m x 3.4m)

**KITCHEN/DINER**  
11'9" x 18'0" (3.6m x 5.5m)

**BEDROOM 1**  
16'0" x 10'5" (4.9m x 3.2m )

**BEDROOM 2**  
14'5" x 10'5" (4.4m x 3.2m)

**BEDROOM 3**  
7'2" x 7'10" (2.2m x 2.4m)

