



50 The Rides, St. Helens, WA11 0GQ

£170,000



**STAPLETON
DERBY**

Nestled in the tranquil cul-de-sac of The Rides, Haydock, this modern mid mews townhouse presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The first floor features a stylish white suite bathroom, ensuring convenience for all residents.

Upon entering, you are greeted by a welcoming hall that leads to a practical cloaks/WC, perfect for guests. The spacious lounge provides a delightful area for relaxation, while the open-plan dining kitchen is ideal for entertaining and family gatherings. This layout promotes a sense of togetherness, making it a perfect home for modern living.

The property boasts a two-car driveway at the front, providing easy parking for residents and visitors. The low-maintenance rear garden is a charming outdoor space, complete with a storage shed, making it perfect for those who prefer to spend their weekends enjoying leisure time rather than gardening.

Situated within close proximity to schools, amenities, and transport links, this home is perfectly positioned for convenience. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this townhouse offers a wonderful blend of comfort, style, and practicality. Don't miss the chance to view this delightful home.





STAPLETON
DERBY





STAPLETON
DERBY

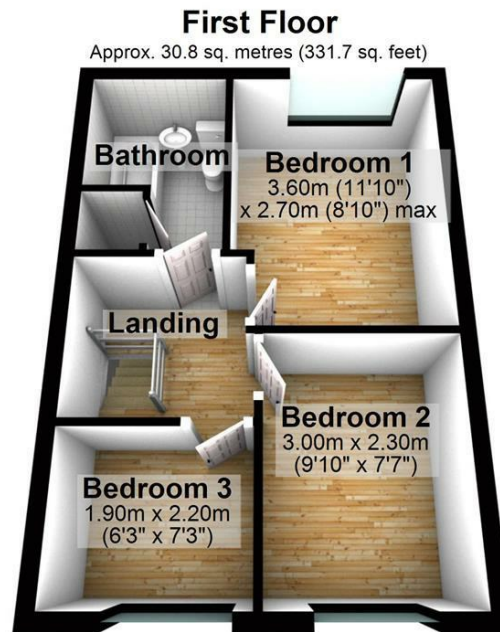
Stapleton Derby

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 0151 430 0717 01744 889 999

office@stapletonderby.co.uk

www.stapletonderby.co.uk



Total area: approx. 63.9 sq. metres (687.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.