



27 Ledbury Close, St. Helens, WA10 5NY

Offers Over £280,000



**STAPLETON  
DERBY**

Nestled in the sought-after location of Ledbury Close, Eccleston, St. Helens, this charming semi-detached house is a true gem waiting to be discovered. Boasting not just one, but two inviting reception rooms, this property offers ample space for entertaining guests or simply unwinding after a long day.

With three cosy bedrooms, this home provides the perfect retreat for a growing family or those in need of a home office or hobby space. The well-appointed bathroom ensures convenience and comfort for all residents.

Step inside and be greeted by an elegant entrance hall leading to a convenient downstairs w/c, a modern fitted kitchen diner, a spacious lounge featuring an open gallery balcony, and a delightful conservatory - perfect for enjoying the surrounding views in any weather.

Upstairs, the three bedrooms offer peaceful sanctuaries, while the family bathroom provides a relaxing space to unwind and rejuvenate. The property's thoughtful design and attention to detail by a renowned builder ensure a perfect blend of character and modern amenities.

Externally, this home continues to impress with beautiful rear views, a garage, off-road parking, and gate access to a rear playing field - ideal for family fun. The low-maintenance patio area beckons for al fresco dining on warm summer evenings.

Located in the highly desirable area of Eccleston, this property offers not just a house, but a lifestyle. Don't miss the opportunity to make this charming abode your own - schedule a viewing today by calling 01744 889999.









# Stapleton Derby

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

Tel: 0151 430 0717 01744 889 999

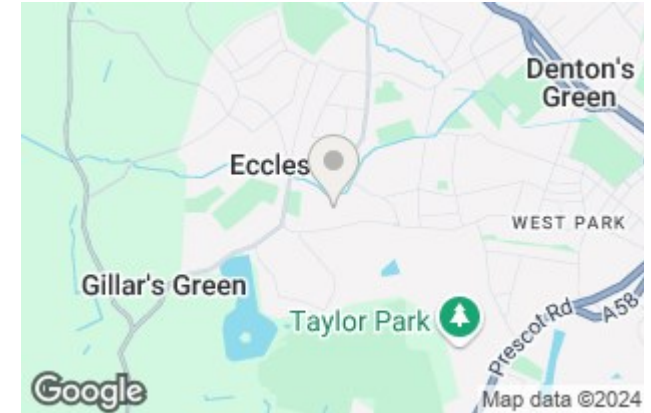
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Total area: approx. 90.1 sq. metres (969.4 sq. feet)

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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	
(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.