



# STAPLETON DERBY



Siding Lane, St. Helens, WA11 7SR

£259,995



Stapleton Derby are delighted to bring to market this beautiful two bedroom extended semi detached property nestled in one of the area's most prestigious neighborhoods. It boasts close proximity to renowned local schools and excellent commuter connections to Liverpool and Manchester, making it an ideal choice for families. Additionally, the property offers the added benefit of being near a beautiful nature park. In brief the property comprises of; entrance hall, living room benefiting from a log burner, spacious kitchen diner and dining room/office area also benefiting from a log burner. To the first floor there are two double bedrooms and a large family bathroom. Externally, the property offers gardens front and rear, a patio area perfect for al fresco dining and a driveway for off road parking. Viewing is highly recommended to truly appreciate this lovely home. Freehold.

- FREEHOLD
- EPC
- TWO BEDROOMS
- GARDENS FRONT AND REAR
- RURAL
- COUNCIL TAX C
- EXTENDED SEMI DETACHED
- KITCHEN DINER
- DRIVEWAY FOR OFF ROAD PARKING
- VIEWING RECOMMENDED



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