



7 Hesketh Court, St. Helens, WA11 8QR

£314,950



**STAPLETON  
DERBY**

This captivating contemporary link-detached residence boasts generous living space and a versatile layout, ideal for modern living. Situated in a sought-after location with a private position and unobstructed views of farmland to the rear, this property must be seen to truly be admired.

With the former garage cleverly converted into an open-plan kitchen/diner, the home now offers two spacious reception rooms, a well-appointed kitchen with utility area, and a convenient downstairs WC. Upstairs, three bedrooms, including an en suite master, and a family bathroom complete the inviting layout, creating a delightful living environment.

Early viewing is highly recommended to fully appreciate the charm and functionality of this stunning property.









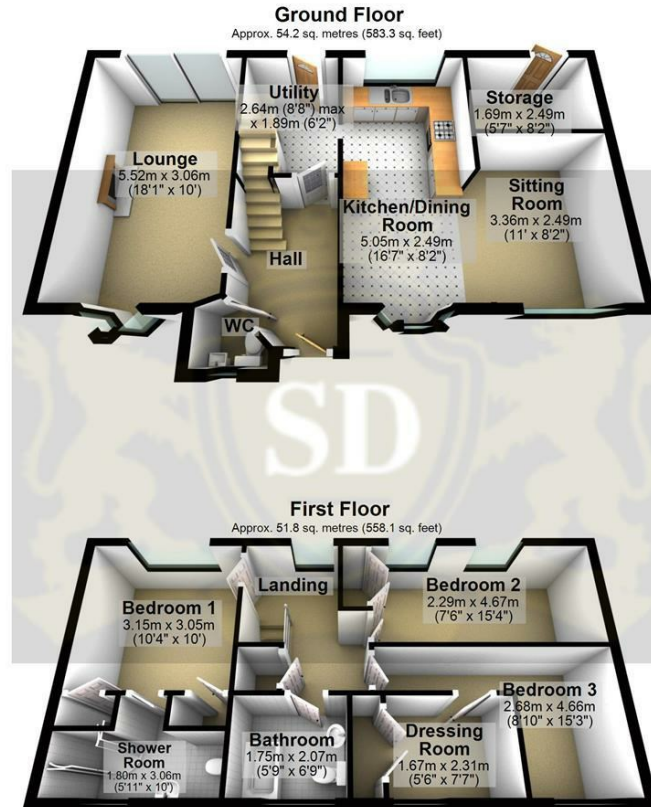
# Stapleton Derby

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Total area: approx. 106.0 sq. metres (1141.3 sq. feet)

This floor plan is for illustration purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.