



23 Winnbourne Gardens, St. Helens, WA9 4UJ  
£99,950

 **STAPLETON  
DERBY**

Welcome to this immaculately presented modern apartment located in the desirable Winnbourne Gardens, Sutton Manor, St. Helens. This delightful second-floor residence boasts a secure intercom entry system, ensuring both safety and convenience. The well-maintained communal areas reflect the care and attention given to this lovely building.

Upon entering, you will find an open plan lounge and kitchen diner, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The apartment features two generously sized double bedrooms, providing ample space for rest and storage. The white suite bathroom is both stylish and functional, catering to all your needs.

This property comes with the added benefit of parking for one vehicle, making it ideal for those who require easy access to their car. With no onward chain, this apartment is ready for you to move in without delay.

Situated close to a variety of amenities, this location offers great transport links, making commuting a breeze. For those who enjoy the outdoors, lovely walks are just a stone's throw away, along with the popular Dream attraction, perfect for leisurely days out.

This apartment is an excellent opportunity for first-time buyers or those looking for a buy-to-let investment. Don't miss your chance to own this charming property in a sought-after area.







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STAPLETON  
DERBY

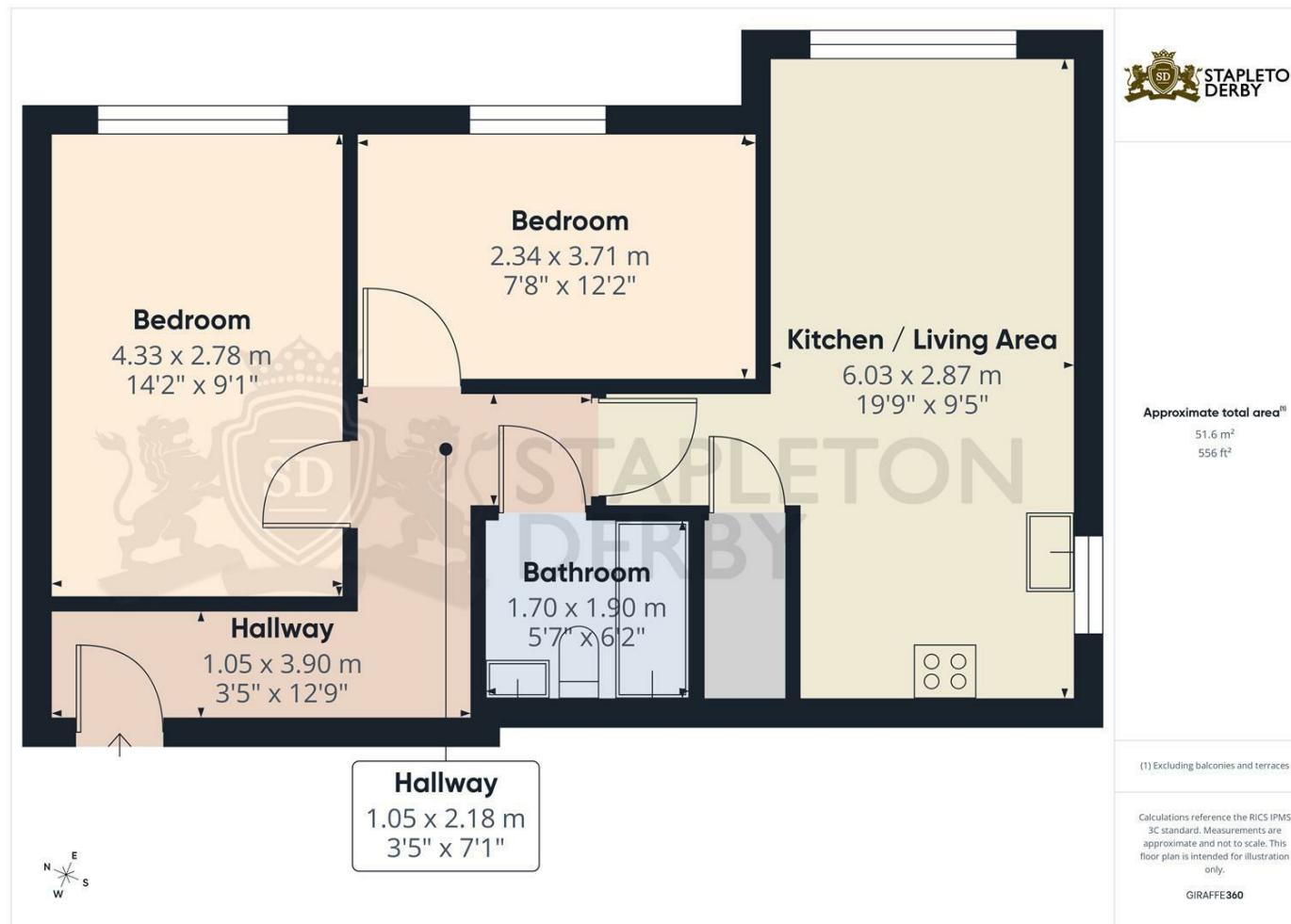
## Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)		EU Directive 2002/91/EC	
(81-91)		EU Directive 2002/91/EC	
(69-80)		EU Directive 2002/91/EC	
(55-68)		EU Directive 2002/91/EC	
(39-54)		EU Directive 2002/91/EC	
(21-38)		EU Directive 2002/91/EC	
(1-20)		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO <sub>2</sub> emissions		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.