



FOR SALE
STAPLETON
DERBY
stapletonderby.co.uk

209 Moss Bank Road, WA11

£290,000



NO UPWARD CHAIN INVOLVED Welcome to this charming extended semi-detached house located on Moss Bank Road in St. Helens. This delightful property boasts a bay frontage that adds character and appeal, making it a wonderful family home. Situated in an elevated position, the house offers lovely views to the front aspect, enhancing the overall appeal of the property. This home is perfect for those seeking a blend of comfort, character, and outdoor space in a desirable location.

Inside, you will find three well-proportioned bedrooms, providing ample space for family living or guests. The two reception rooms offer versatility, perfect for entertaining or relaxing with loved ones. The bathroom features a modern white suite, ensuring a fresh and clean aesthetic.

The extension really does make the room sizes noticeably different, and the high spec "L" shaped kitchen is a brilliant feature too! One of the standout features of this home is the generously sized rear garden, which is not overlooked, creating a private oasis for outdoor enjoyment. This garden is a true sun trap, ideal for summer gatherings or simply soaking up the sun. Additionally, the property includes a detached garage and a driveway that accommodates two vehicles, providing convenience and security.

With its immaculate presentation, brilliant schools and transport links on the doorstep, you do not want to miss the opportunity to make this lovely house your new home.





STAPLETON
DERBY





APLTON
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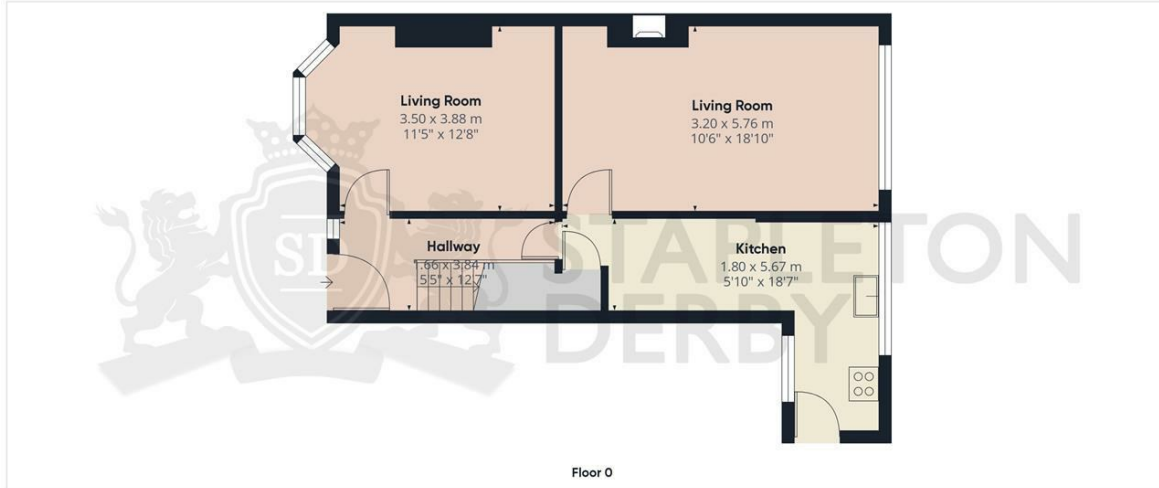
Stapleton Derby

73-75 Corporation Street, St Helens, WA10 1SX

Tel: 0151 430 0717 01744 883 322

info@stapletonderby.co.uk

www.stapletonderby.co.uk



STAPLETON DERBY

Approximate total area⁽¹⁾
91.2 m²
981.67 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency 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			
England & Wales		66	80
	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.