



22 Walsham Gardens, St. Helens, WA9 5UT
Offers Over £350,000

 **STAPLETON
DERBY**

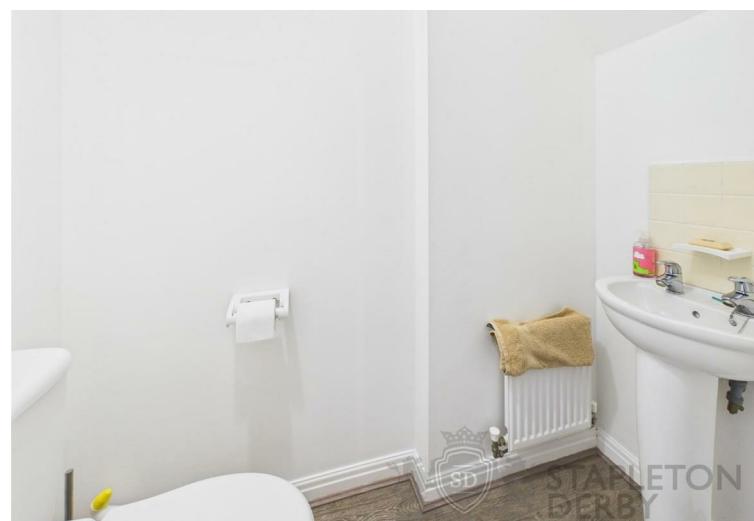
Welcome to this stunning detached house located on Walsham Gardens in St. Helens. This impressive property is ideally situated close to local schools, a variety of amenities, and excellent commuter links, making it perfect for families and professionals alike.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the high specification dining kitchen, which is complemented by a matching utility room, ensuring that all your culinary needs are met with ease. There are a host of integrated appliances, and the breakfast area is a wonderful feature.

The property boasts four generously sized double bedrooms, each equipped with built-in wardrobes, offering plenty of storage space. The master bedroom features an en suite shower room, while the family bathroom showcases a four-piece white suite, providing both style and comfort. There is a handy cloakroom/WC to the ground floor too.

Outside, the property benefits from a brilliantly sized rear garden, perfect for outdoor activities and gatherings. Additionally, there is parking available for up to two vehicles, with an integral garage and a driveway for your convenience.

This exceptional home combines modern living with practicality, making it a wonderful choice for those seeking a comfortable and stylish residence in a desirable location. Don't miss the opportunity to make this house your new home.









STAPLETON
DERBY

Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO ₂) 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		EU Directive 2002/91/EC	
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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.