



131 Broadway, St. Helens, WA10 5PB  
Offers Over £285,000

 **STAPLETON  
DERBY**

Perfectly positioned in a tranquil cul-de-sac section in the charming area of Broadway, Eccleston, this immaculately presented semi-detached house offers a perfect blend of modern living and serene surroundings. With three well-proportioned bedrooms and a stylish white suite bathroom located on the first floor, this home is ideal for families or those seeking extra space.

The ground floor boasts an inviting open-plan living area, perfect for both relaxation and entertaining. The brand new kitchen is a standout feature, equipped with contemporary fittings that will delight any culinary enthusiast. A log burner fireplace adds a touch of warmth and character, creating a cosy atmosphere during the colder months.

Outside, the property benefits from ample parking for up to four vehicles, ensuring convenience for residents and guests alike. The detached garage provides additional storage or workshop space, catering to various needs. The garden backs onto open fields, offering a picturesque view and a sense of peace, while also providing opportunities for leisurely walks and outdoor activities.

Located within walking distance to the highly regarded Bleak Hill Primary School and local amenities, this home is perfectly positioned for families. With its combination of modern features, spacious living, and a desirable location, this semi-detached house is a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this delightful property your new home.





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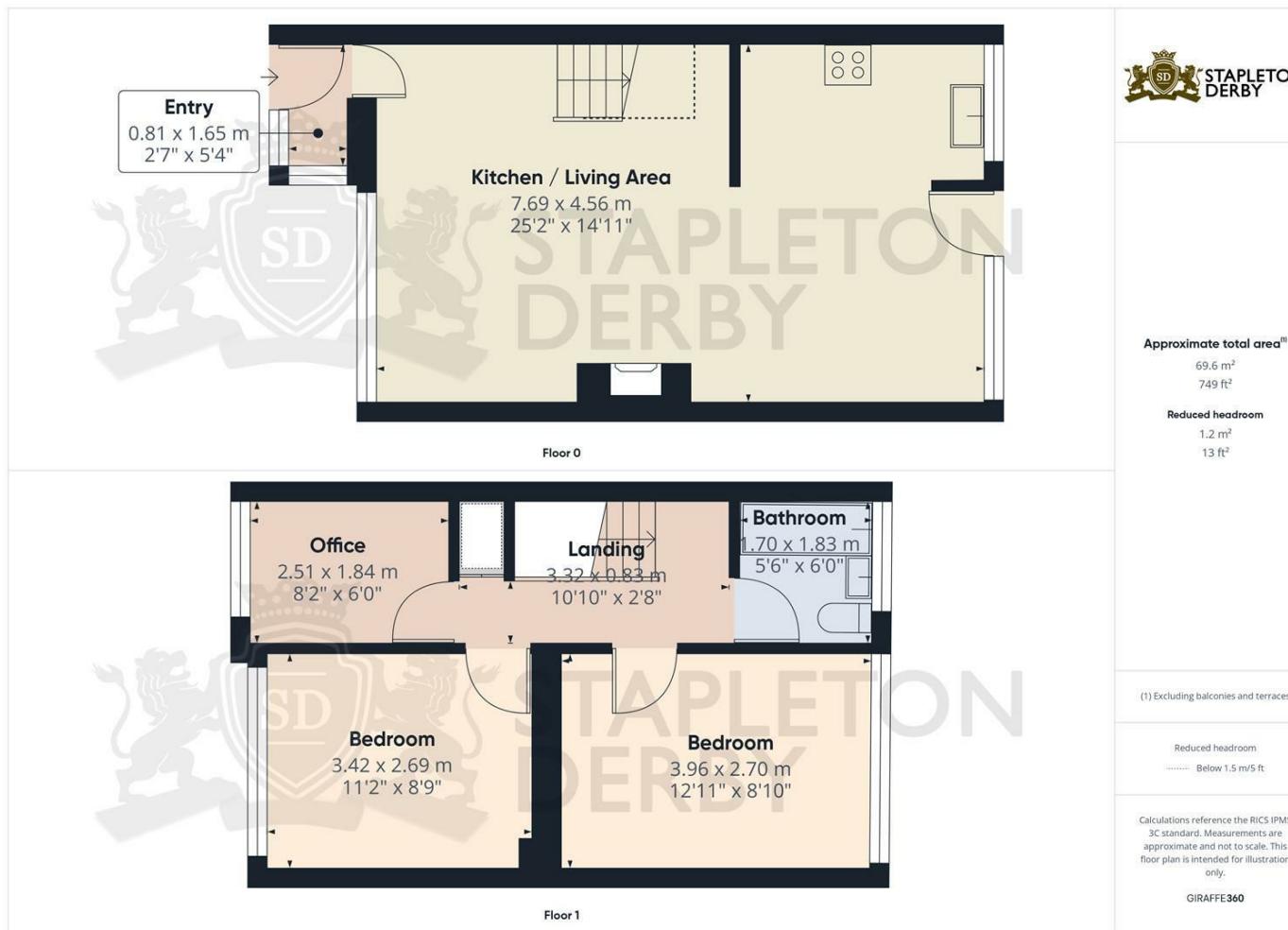
## Stapleton Derby

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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			84
(81-91) B			
(70-80) C			
(55-68) D		58	
(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		EU Directive 2002/91/EC	
(92 plus) A		EU Directive 2002/91/EC	
(81-91) B		EU Directive 2002/91/EC	
(70-80) C		EU Directive 2002/91/EC	
(55-68) D		EU Directive 2002/91/EC	
(39-54) E		EU Directive 2002/91/EC	
(21-38) F		EU Directive 2002/91/EC	
(1-20) G		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.