



156 Marshalls Cross Road, St. Helens, WA9 3DD

Asking Price £235,000



**STAPLETON
DERBY**

Perfectly positioned on Marshalls Cross Road in St. Helens, this beautifully refurbished semi-detached house offers a perfect blend of modern living and comfort. As you step through the entrance hall, you are welcomed into a charming bay fronted lounge, ideal for relaxation or entertaining guests. The heart of the home is undoubtedly the wonderful open plan kitchen diner, which boasts a complement of integrated appliances. The dining area, with its elegant French doors, opens directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces.

The rear garden is a true highlight, generously sized and designed to be a sun trap, featuring both lawn and patio areas. This outdoor space is perfect for family gatherings or simply enjoying a quiet afternoon in the sun. Additionally, the garden includes double gates, providing the option for extra parking if desired.

The property accommodates three well-proportioned bedrooms and a brand new bathroom on the upper floor, ensuring ample space for family living. The front of the house features a two-car driveway, offering convenient parking for residents and guests alike.

Located within walking distance to Sherdley & Sutton parks, plus St Helens Hospital, this home is ideally situated for those seeking a peaceful yet accessible neighbourhood. This semi-detached house is not just a property; it is a wonderful opportunity to create lasting memories in a delightful setting.



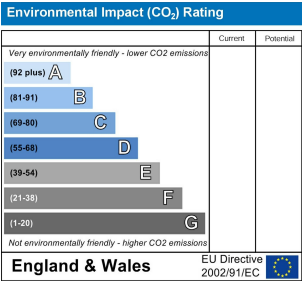
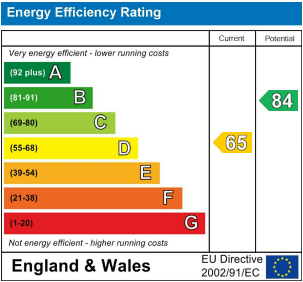


STAPLETON
DERBY





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



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.