STAPLETON DERBY

Cambourne Avenue, St. Helens, WA11 9EJ

Asking Price £215,000

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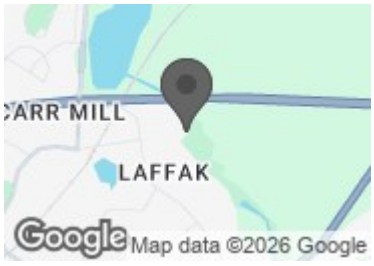
Nestled in the sought-after area of Cambourne Avenue, St. Helens, this stunning semi-detached family home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms and a contemporary shower room suite on the first floor, this property is ideal for families seeking both space and style.

Upon entering, you are greeted by a welcoming hall that leads to a spacious lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the open-plan modern kitchen diner, which boasts integrated appliances and provides a delightful space for family meals and gatherings. Adjacent to the kitchen, a charming conservatory invites natural light and offers a seamless transition to the rear garden.

The rear garden is a true highlight, backing onto tranquil woodland, where you can enjoy the sights and sounds of local birds and wildlife. This

- Immaculate Semi Detached House
- Thee Bedrooms
- Spacious Lounge
- New Kitchen With Integrated Appliances
- Dining Area
- Conservatory To Rear
- Sun Trap Rear Garden Backing Onto Woodland
- Block Paved Driveway Leading Through To Garden
- Close To Schools & Amenities
- EPC - TBC



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