



STAPLETON DERBY

Nestled on Hayes Street in the charming town of St. Helens, this delightful bay-fronted mid-terrace house offers a perfect blend of character and modern living. With no onward chain, this property presents an excellent opportunity for both first-time buyers and families seeking a comfortable home.

Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms. The living room is a cosy retreat with a bay window, while the dining room features a charming log burner, perfect for those chilly evenings. The modern kitchen is well-equipped and flows seamlessly into a convenient utility area, ensuring practicality for everyday living. The property benefits from a combi-powered heating system, providing warmth and comfort throughout.

Upstairs, you will find three generously sized bedrooms, each offering ample space for relaxation and personalisation. The bathroom, conveniently located off the landing, is well-appointed and caters to the needs of the household.

The exterior of the property boasts a low-maintenance front and artificial turf rear garden, allowing you to enjoy your home without the burden of extensive upkeep. Additionally, the location is superb, with shops, schools, and amenities all within walking distance. Thatto Heath Train Station is also nearby, making commuting a breeze.

This modernised terraced house is a true gem, combining character with contemporary comforts in a sought-after area. Do not miss the chance to make this lovely property your new home.



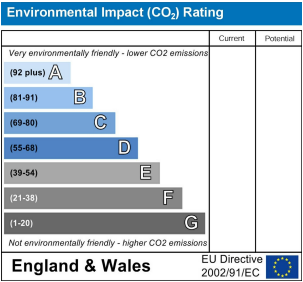
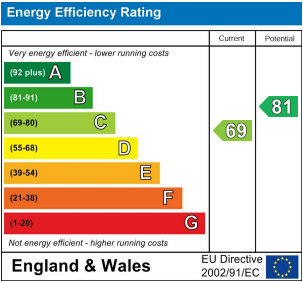


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