Plot 6 - 41 Stevenage Close Sutton Gardens, St. Helens, WA9 5HJ

Asking Price £234,995

STAPLETON DERBY

******* ONLY THREE PLOTS LEFT *******

Each of these remaining properties now includes carpets and laminate flooring at no extra cost, making them even more appealing. Sutton Gardens is a private development of 3-bedroom semi-detached homes, built in partnership with Childwall Homes Ltd and designed for modern, energy-efficient living.

Every home comes with a fully fitted kitchen and utility room, complete with integrated appliances including a fridge freezer, oven and grill, hob, extractor fan, and dishwasher. These A-rated properties also feature Solar PV panels, helping to reduce electricity bills and offering the potential to earn money through the Export Payment Scheme. Located in a prime area with excellent access to schools, shops, and transport links, Sutton Gardens combines style, practicality, and sustainability.

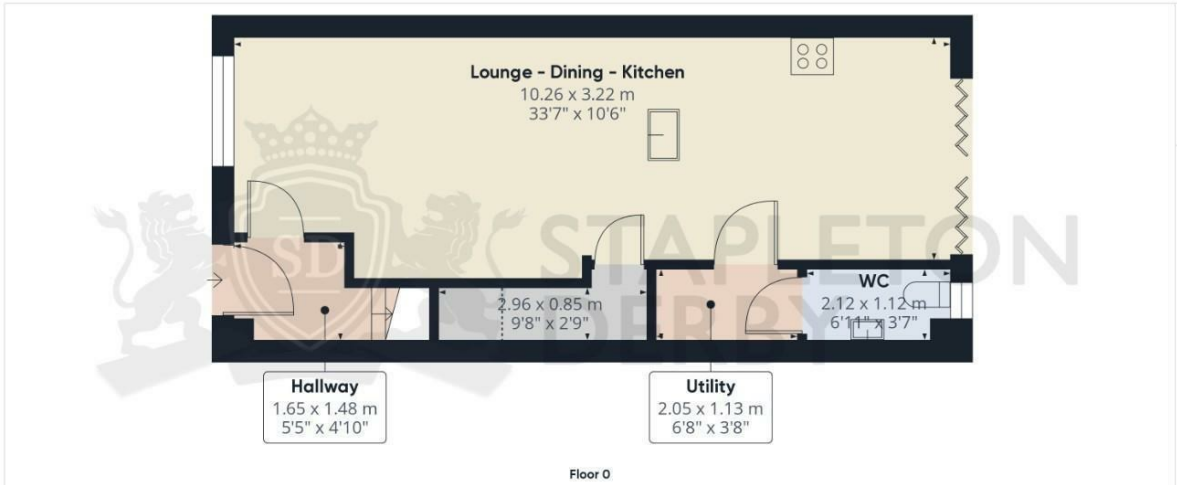
With only 3 homes left, now is the time to act. Contact our sales team today to arrange a viewing.
FREEHOLD - NO CHAIN - SHOW HOME AVAILABLE TO VIEW

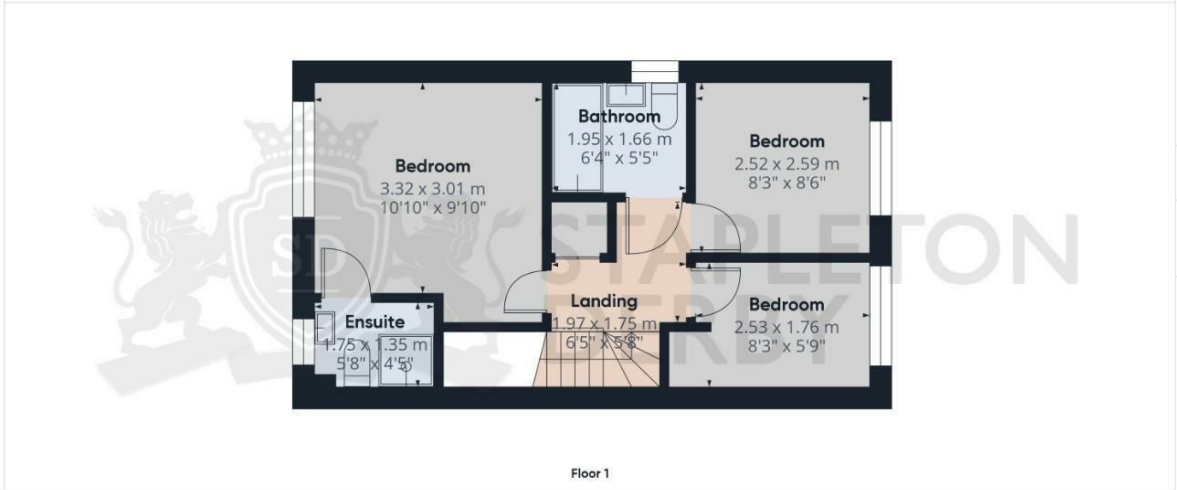
Good Vibes Only

RISE
AND
SHINE

hi

**Stapleton Derby**
**497 Warrington Road Rainhill, Merseyside, L35 0LR**
**Tel: 0151 430 0717**
**office@stapletonderby.co.uk**
**www.stapletonderby.co.uk**




STAPLETON DERBY

Approximate total area(1)
76.18 m²
819.97 ft²

Reduced headroom
0.71 m²
7.66 ft²

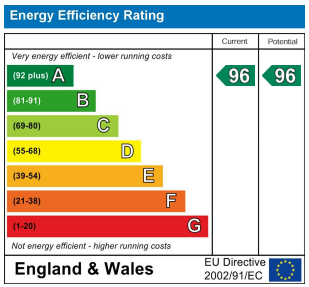
(1) Excluding balconies and terraces

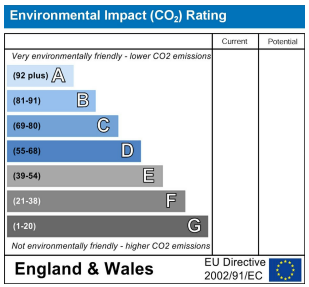
Reduced headroom
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360




**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.