



**STAPLETON
DERBY**

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**72 Croxteth Drive, St. Helens, Merseyside WA11 8LA
£210,000**

UNDER OFFER WITHIN 24 HOURS MORE NEEDED CLIENTS WAITING!!!!!!!!!!!!NO CHAIN!! Situated on the ever popular Croxteth Drive residential estate, this semi detached property has been extended to the rear (dinning room and kitchen new roof GRP) giving a larger dining room and an attractive L shaped kitchen. To the side the garage runs the full length of the house giving a useful space for a utility area. Briefly the accommodation comprises entrance porch, hall, lounge, extended dining room and extended kitchen. To the first floor there are three bedrooms and bathroom. Outside there are gardens front and rear. The property is offered with no chain. Alarmed **FREEHOLD**

PORCH

Double glazed entrance porch, cupboard housing the meters, ceramic tiled floor, wooden door into the lounge



LOUNGE

15'1" x 14'9" (4.60 x 4.50)

Oak effect laminate floor, stairs off to first floor landing, radiator, double glazed window to the front elevation. Door leading to the dining room



DINING ROOM

16'0" x 14'9" (4.90 x 4.50)

Oak effect laminate floor, radiator, double glazed sliding patio doors, door leading to the kitchen



KITCHEN

10'9" x 6'2" x 9'2" x 7'2" (3.30 x 1.9 x 2.80 x 2.2)

L shape with a range of base and wall units including drawers, built-in oven with hob and glass and silver extractor over, stainless steel 11/2 bowl sink, space for fridge freezer, tiled splash-backs, double glazed window overlooking rear garden, under stairs storage, breakfast bar, door into garage.



LANDING

Stairs off the lounge lead to the first floor landing, opaque double glazed window to the side, radiator, access to loft- Boiler (4 years old)



BEDROOM ONE

11'1" x 8'6" excluding wardrobes (3.40 x 2.60 excluding wardrobes)

Radiator, double glazed window to the front elevation, range of wardrobes to one wall



BEDROOM TWO

9'10", 16'4" x 8'6" (3,50 x 2.60)

Radiator, double glazed window to rear elevation



BEDROOM THREE

8'2" x 5'10" (2.50 x 1.80)

Radiator, double glazed window to the front elevation



BATHROOM

Ceramic tiled floor, fully tiled walls, radiator, three piece suite comprises wc, pedestal wash hand basin, panel bath with shower over and curtain, double glazed window



GARAGE

Up and over door, lights and electricity, personal door from the kitchen. To the rear half of the garage is an area used as a utility. Comprising plumbed for washing machine, space for White goods, rear double glazed door leading to to the rear garden



FRONT

Flagged driveway, brick front wall, lawn with borders



REAR

Lawn with fenced boundary, patio area

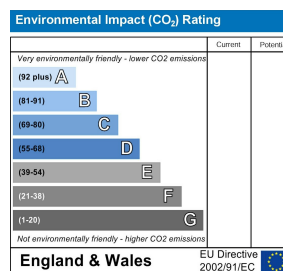
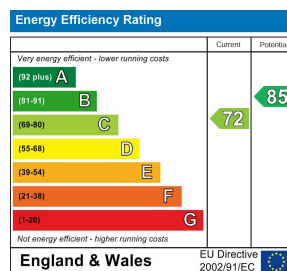




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