



# STAPLETON DERBY



Rookery Lane, St. Helens, WA11 8BL

£369,995



A rare opportunity to acquire this well appointed extended three bedroom semi detached home situated in a prime location with open views to the front and just a short stroll to the delightful Linear Park, PLUS within walking distance of all the village amenities. This well proportioned family home boasts some lovely features and briefly comprises: entrance hall, lounge, kitchen/dining area, conservatory, three bedrooms, bathroom. Rear garden with lawn and patio area. Off road parking. Externally there are gardens to the front and rear with a driveway. Viewing is strongly advised to appreciate this lovely home.

- 3 BED SEMI DETACHED
- OPEN VIEWS TO THE FRONT
- IDEAL LOCATION
- OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED
- EXTENDED
- FREEHOLD
- CONSERVATORY
- CLOSE TO LINEAR PARK
- TAX BAND C - £1771.32

