



# STAPLETON DERBY



Lathom Drive, St. Helens, WA11 8JP

Offers In The Region Of £259,995



Stapleton Derby are delighted to bring to market this EXTENDED THREE BEDROOM SEMI-DETACHED property situated in the desirable area of Rainford Village. Boasting many contemporary features the property has been decorated in neutral tones throughout. The property briefly comprises: hallway, open plan extended lounge-kitchen-diner, utility room and sun room on the ground floor. Three good sized bedrooms and modern family bathroom situate on the first floor. Externally, there are low-maintenance gardens to the front and rear with the added benefit of a driveway and integral garage. This property is surely to be popular and viewing is strongly recommended to fully appreciate all that is to offer. Viewing is strictly by appointment only. Freehold.

- FREEHOLD
- EPC D
- THREE BEDROOMS
- SUN ROOM
- GARDEN TO FRONT AND REAR
- COUNCIL TAX C
- EXTENDED SEMI DETACHED
- OPEN PLAN KITCHEN-LOUNGE-DINE
- INTEGRAL GARAGE
- VIEWINGS HIGHLY RECOMMENDED



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