



STAPLETON DERBY



Tall Trees, St. Helens, WA9 5GH

Asking Price £250,000



New to the market Stapleton Derby are delighted to offer for sale this three bedroom detached property with planning permission for a double extension. This spacious home offers an abundance of living space and modern amenities, making it the perfect choice for families. Briefly comprising of a gas central heating system and double glazing, the accommodation briefly comprises of entrance hall, spacious lounge/dining room, fitted dining kitchen. First floor serving three bedrooms plus a family bathroom. Externally there are gardens to the front and rear with a driveway providing off road parking. Located in a superb position, the property enjoys a desirable location with easy access to local amenities, schools and transport links, Viewing is strongly advised.



- DETACHED PROPERTY
- PLANNING PERMISSION FOR A DOUBLE EXTENSION
- CLOSE TO MAJOR MOTORWAY LINKS
- OFF ROAD PARKING
- SITUATED ON A PRIVATE ROAD
- THREE BEDROOMS/TWO NEW BATHROOMS
- GAS CENTRAL HEATING /DOUBLE GLAZED
- GARDENS TO THE FRONT AND REAR
- CLOSE TO THE HOSPITALS
- VIEWING STRONGLY ADVISED

73-75 Corporation Street, St Helens, WA10 1SX

Tel: 01744 883 322 Email: info@stapletonderby.co.uk www.stapletonderby.co.uk