



# STAPLETON DERBY

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

01744 883 322  
info@stapletonderby.co.uk  
www.stapletonderby.co.uk



## Eagle Crescent, St. Helens, Merseyside WA11 8BG Offers In The Region Of £250,000

RECENTLY FULLY REFURBISHED THROUGHOUT \*\*\* FREEHOLD No Onward Chain\*\*\* Stapleton Derby are delighted to offer for sale this spacious three-bedroom semi detached home, situated in a sought-after location on Eagle Crescent and within walking distance to Rainford Centre, local amenities, restaurants and pubs. There is access to several highly regarded schools and excellent transport links with the A580 running from Liverpool to Manchester only a short distance away.

The accommodation briefly comprises of a large entrance hallway, an open plan lounge /dining room with patio doors leading to the garden, fitted kitchen. To the first floor are three good-sized bedrooms and a family bathroom. Externally the property is garden fronted with a private driveway, to the rear is a good-sized private low maintenance garden. Early viewings are highly recommended to appreciate this lovely home

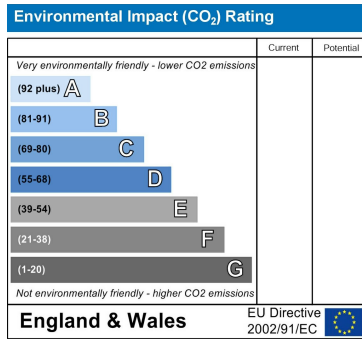
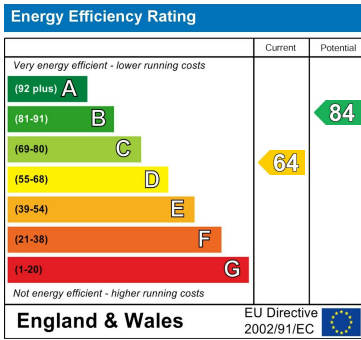




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### IMPORTANT NOTE TO PURCHASERS

We endeavour 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.

