



STAPLETON DERBY



49 Dunriding Lane

, St. Helens, WA10 4BD

Offers Over £300,000



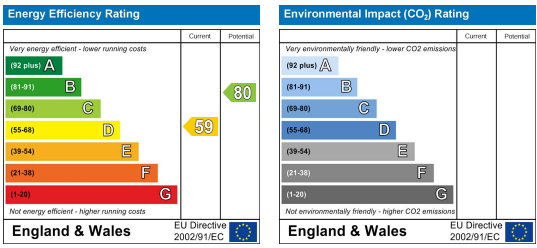
Situated in an excellent location on a corner plot Stapleton Derby are delighted to offer for sale this beautiful spacious three bedroom detached bungalow with a separate annex. Benefitting from a gas central heating system and double glazing, the property is equipped with a series of solar panels, providing sustainable energy solutions. The property briefly comprises:- entrance hallway, good size reception room, inner hallway, family dining kitchen, inner hallway leading to the two good size bedrooms including fitted wardrobes plus shower room. On entering the outside you can gain access to the separate annex which comprises of entrance hall, spacious lounge, kitchen and shower room. Externally there is a front, side and rear garden with a driveway providing ample parking spaces. Conveniently located close to local amenities, including shops, schools, and public transport links. This home has been well cared for by its present owners, an early viewing is strongly advised. ****THE OWNERS WOULD CONSIDER SELLING THE ANNEX OR BUNGALOW SEPARATELY PRICE TO BE DISCUSSED ****



Floor Plans



Energy Efficiency Graph



IMPORTANT NOTICE TO PURCHASERS

We endeavor 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.