



# STAPLETON DERBY

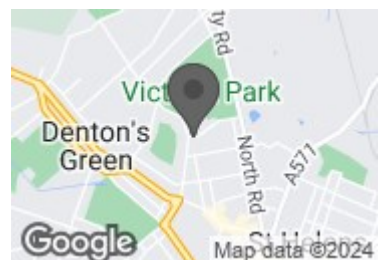


Rutland Street, St. Helens, WA10 2BY

£275,000



Stapleton Derby are delighted to bring to market this exceptional four bedroom semi detached property located in the WA10 area. Situated in close proximity to local amenities, schools, shops and is ideally positioned for transport and commuter links, this property does truly have everything you need to be the ultimate family home. The accommodation briefly comprises an entrance hall, ground floor w/c, breakfast kitchen area and a spacious lounge completes the ground floor lay out. To the first floor there are three double bedrooms and a large family bathroom. To the second floor is the master bedroom which is the full length of the house with lots of storage with multiple large closets with a beautiful en suite bathroom. Externally, there is a driveway with access for off road parking to the front, to the rear is a stunning, yet low maintenance garden, and to the side a purpose-built double-walled shed for the safe storage of bikes and garden furniture.. The property is offered with no chain. Viewing is highly recommended to appreciate this family home.



- LEASEHOLD
- COUNCIL TAX C
- OFF ROAD PARKING
- EN-SUITE TO MASTER BEDROOM
- VIEWING HIGHLY RECOMMENDED
- EPCB
- EXCEPTIONAL FOUR BEDROOM SEMI DETACHED
- SOUGHT AFTER LOCATION
- DOWNSTAIRS WC
- NO CHAIN

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