



# STAPLETON DERBY



Pentire Avenue, St. Helens, WA10 6EG

Asking Price £270,000



NO CHAIN \*\*\*\*DOUBLE EXTENSION\*\*\*\*Situating in a cul-de-sac position Stapleton Derby are delighted to have the opportunity to bring to the market this beautiful three bedroom extensively extended semi detached home located in a much sought-after area and rarely available position on Pentire Avenue, Windle St Helens. The beautiful family home benefits from a gas central heating system, double glazing, briefly comprising of hallway with cloakroom, ground floor W/C , utility room, spacious lounge, double doors leading through to a fabulous family /dining room/snug , fitted kitchen incorporating an extensive array of wall and base units with ample work space. To the first floor are three good size double bedrooms, family bathroom with over bath shower, separate W.C. Externally to the front of the property there is a driveway leading to the garage, ample parking spaces, the rear garden area is currently paved providing low maintenance. The property benefits from being close to local amenities, childrens play area, primary and secondary schools , excellent transport links ideally situated being in close proximity to the A580 with commuter links to Liverpool, Manchester. An early viewing is strongly recommended to appreciate this beautiful family home.

- NO CHAIN INVOLVED DOUBLE EXTENDED FAMILY ■ THREE DOUBLE BEDROOMS/HALLWAY WITH HOME MEASURING 1188 SQ FT CLOAK ROOM
- UTILITY ROOM/CLOAK ROOM /WC/FULLY ■ MODERN INTERIOR THROUGHOUT/NEW ROOF ALARMED
- GAS CENTRAL HEATING / DOUBLE ■ CLOSE TO LOCAL AMENITIES, PLAY AREAS AND GLAZED/FREEHOLD SCHOOLS
- MOTORWAY LINKS CLOSE BY ■ GARAGE WITH OFF ROAD PARKING
- FRONT AND REAR GARDENS ■ VIEWING IS HIGHLY RECOMMENDED



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