



19 Foxwood, St. Helens, WA9 5UH

Asking Price £240,000



**STAPLETON
DERBY**

FAMILY HOME IN DESIRABLE LOCATION

Stapleton Derby are proud to present this perfect three-bedroom semi-detached home nestled in a sought-after area. Boasting easy access to local conveniences and major motorways such as the M57 and M62, this property offers both comfort and convenience.

The residence consists of entrance hallway, living room, kitchen and additional lounge. Upstairs, you'll find three generously sized bedrooms and a family bathroom. Outside, off-road parking for peace of mind and security, whilst at the rear, patio area and a good garden.

This property is offered as freehold, providing peace of mind for prospective buyers. EPC rating D









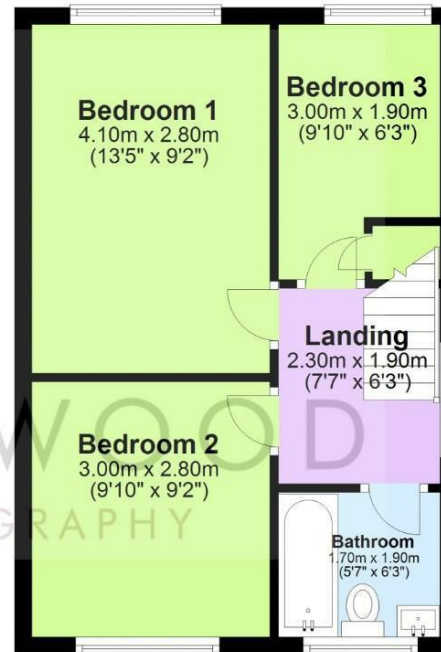
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Ground Floor
 Approx. 49.0 sq. metres (527.0 sq. feet)



First Floor
 Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 83.5 sq. metres (899.0 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.