



50 Long Meadow, St. Helens, WA10 4LS  
Asking Price £390,000

 STAPLETON  
DERBY

Welcome to this charming detached house located in the desirable cul-de-sac of Long Meadow, Eccleston. This property is perfectly positioned on a prominent corner plot, offering both privacy and a sense of space.

As you enter, you will find an entrance porch, inner hallway with a handy storage cupboard and WC/Cloakroom plus two inviting reception rooms, ideal for both relaxation and entertaining. The well-appointed kitchen comes equipped with some integrated appliances, making it a delightful space for culinary pursuits. The house boasts four generously sized bedrooms, with the master bedroom featuring an en suite bathroom and built-in wardrobes, providing ample storage. Bedroom two also benefits from built-in wardrobes, and there is an airing cupboard off the landing ensuring that space and storage is maximised throughout the home.

The property includes two bathrooms to the first floor, catering to the needs of a growing family or guests. Outside, you will discover a well-maintained sun trap rear garden, complete with a charming summer house, perfect for enjoying the outdoors during warmer months. The block-paved driveway offers parking for several vehicles, along with a garage for additional storage or vehicle accommodation.

This home is offered with no onward chain, making it an excellent opportunity for those looking to move in without delay. With its appealing features and prime location having popular schools within walking distance, this detached house is a wonderful choice for families or anyone seeking a comfortable and stylish living space. Do not miss the chance to make this delightful property your new home.









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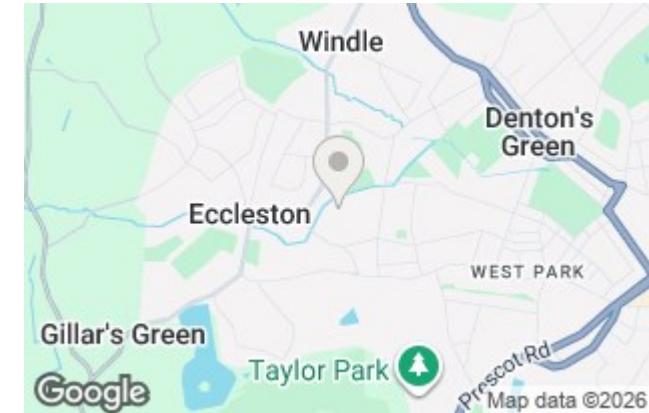
## Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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.