



164 Bushey Lane, WA11 7LB

Asking Price £570,000



**STAPLETON  
DERBY**

This magnificent detached house is a stunning example of contemporary design and thoughtful layout. This individually designed self-build home offers a perfect blend of style and functionality, making it an ideal choice for families or those seeking a spacious retreat.

As you enter, you are greeted by a generous hallway, with double doors into an open-plan area that seamlessly combines the lounge, dining space, and a modern kitchen featuring a central island. The kitchen is equipped with a full complement of integrated appliances, ensuring that culinary enthusiasts will feel right at home. Bi-fold doors open up to a low-maintenance rear garden, creating a wonderful indoor-outdoor flow, perfect for entertaining or simply enjoying the tranquil surroundings.

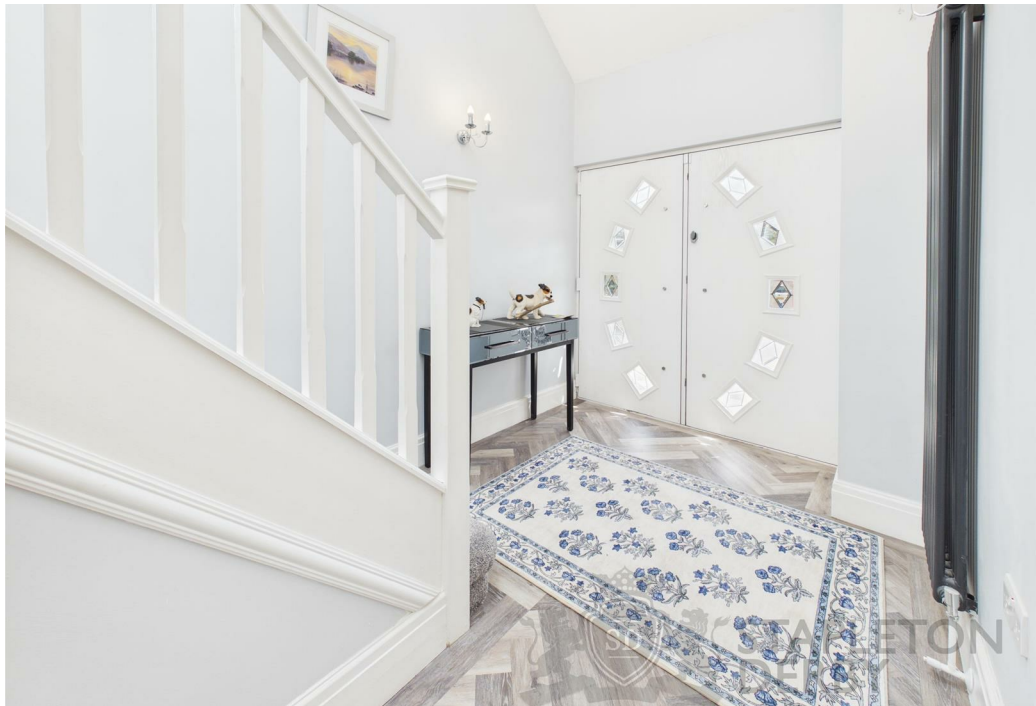
The property boasts three well-proportioned double bedrooms, with the master suite offering the luxury of an ensuite bathroom and a walk-in wardrobe. An immaculate large four-piece bathroom is conveniently located off the landing, providing ample space for family and guests. Additionally, a downstairs WC adds to the practicality of the home. The ground floor benefits with underfloor heating, triple glazed windows throughout and has an integral double garage along with a generous paved driveway with shared access.

This exceptional home on Bushey Lane is not just a property; it is a lifestyle choice that combines modern living with comfort and convenience. Do not miss the opportunity to make this stunning house your new home.





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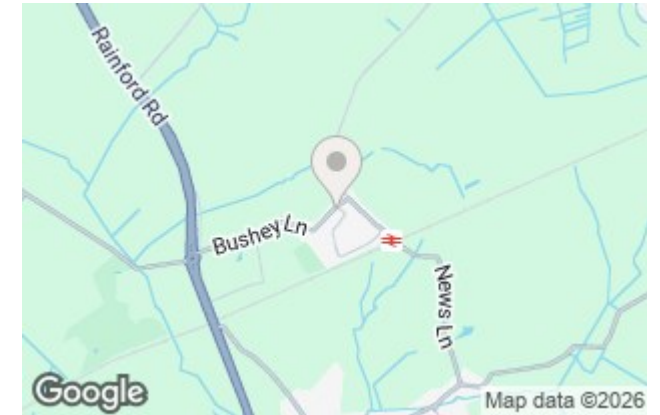
# Stapleton Derby

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 0151 430 0717 01744 889 999

office@stapletonderby.co.uk

www.stapletonderby.co.uk



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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.