



# STAPLETON DERBY



Beech Gardens, St. Helens, WA11 8DJ

Offers Over £305,000



Stapleton Derby are delighted to bring to market this beautiful 3 bedroom semi detached family home located in the desirable area of Rainford village. Situated in close proximity to local amenities, schools, shops and is ideally positioned for transport and commuter links. In brief the property comprises of; porch, entrance hall, lounge, open plan kitchen/dining/living room, utility and downstairs w/c. To the first floor are 3 bedrooms and a family bathroom. Externally, the property entails an attached garage, a driveway for off road parking and to the rear an enclosed lawned garden. Plans granted for extra floor on top of the garage and to have it converted. Early viewing is recommended to view the beautiful home. Freehold.



- FREEHOLD
- COUNCIL TAX C
- THREE BEDROOMS
- OPEN PLAN FAMILY KITCHEN LOUNGE
- VILLAGE LOCATION
- EPC C
- SEMI DETACHED
- LOUNGE
- GARAGE
- VIEWING HIGHLY RECOMMENDED

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