



# STAPLETON DERBY



Beech Gardens, St. Helens, WA11 8DJ

Offers Over £280,000



Stapleton Derby are proud to bring to the market this OUTSTANDING THREE BEDROOM EXTENDED SEMI DETACHED property 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: Porch hall, lounge, open plan kitchen dining area and second lounge on the ground floor. Three bedrooms and beautiful family bathroom can be found on the first floor. Externally, there is garage and a low maintenance garden to the front with driveway providing space for off-road parking. To the rear is an enclosed landscaped garden. Early viewing is strongly recommended to fully appreciate this impeccable home.

- EXTENDED SEMI DETACHED HOME
- THREE BEDROOMS
- GARAGE
- FREEHOLD
- VIEWING COMES HIGHLY RECOMMENDED
- OPEN KITCHEN DINER LOUNGE
- FAMILY BATHROOM
- ENCLOSED LANDSCAPED GARDEN
- ST HELENS TAX BAND - C - £1771.32

