



16 Old Lane, St. Helens, WA11 8JE

Offers Around £327,500



**STAPLETON
DERBY**

***FREEHOLD – NO CHAIN ***

Stapleton Derby is thrilled to present this exquisite three-bedroom detached bungalow, situated on one of Rainford's most prestigious streets. This property is a true gem, seldom seen on the market. Its location offers excellent proximity to local amenities, schools, shops, and convenient transport and commuter links.

In summary, this property comprises an entrance hall, a dining room leading to a spacious lounge, a modern kitchen, a well-appointed wet room bathroom, and three generously-sized double bedrooms. Outside, the property features beautifully manicured lawns, ample off-road parking via a block-paved driveway, a detached double garage, and a rear block-paved area perfect for outdoor dining.

We highly recommend scheduling a viewing of this remarkable property.

FREEHOLD
EPC C
COUNCIL TAX E
VILLAGE LOCATION

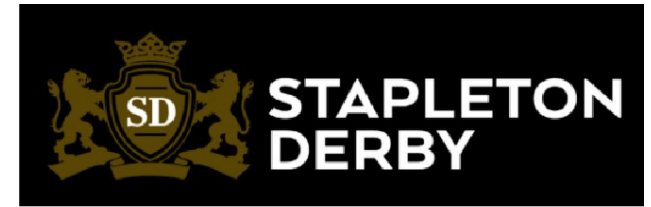






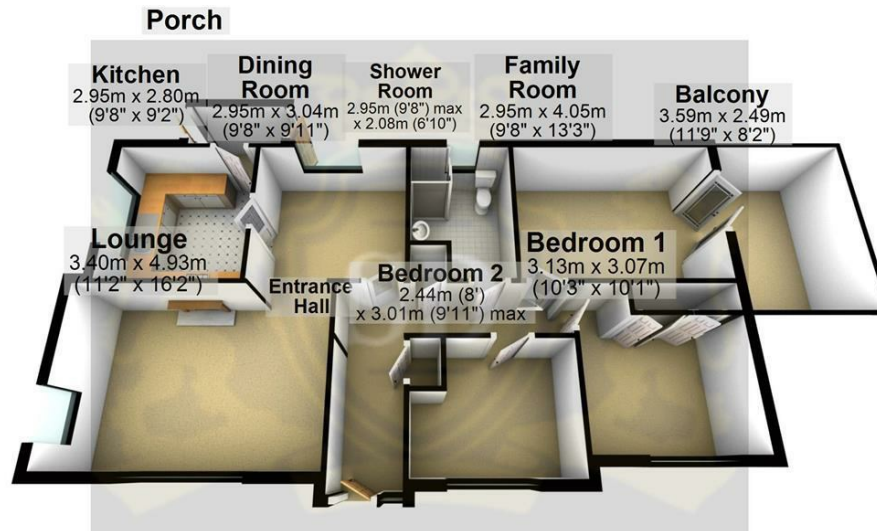


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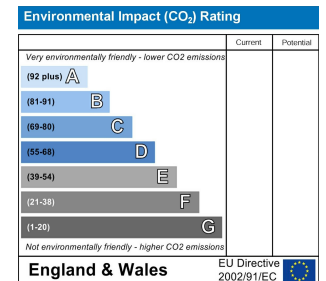
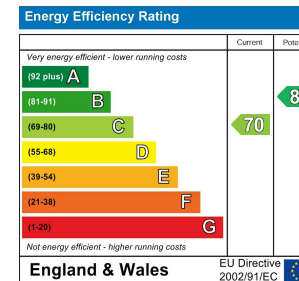
Ground Floor

Approx. 82.2 sq. metres (884.6 sq. feet)



Total area: approx. 82.2 sq. metres (884.6 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.



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.