



# STAPLETON DERBY



Lathom Drive, St. Helens, WA11 8JP

Offers Around £265,000



Stapleton derby are delighted to bring to market this fully renovated, stunning three bedroom 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: entrance hall, modern kitchen, spacious living room leading into sitting room and a breakfast/dining room with french doors leading to the rear. To the first floor there are three bedrooms and a brand new family bathroom. Externally, the property boasts; a driveway for off road parking, a lawned area and patio area perfect for al fresco dining. Viewing is essential to appreciate all there is too offer in this beautiful family home. Freehold.

- FREEHOLD
- EPC D
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- VILLAGE LOCATION
- COUNCIL TAX C
- EXTENDED SEMI DETACHED FAMILY HOME
- MODERN KITCHEN
- LAWNED & PATIO AREA
- VIEWING HIGHLY RECOMMENDED



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