



3 Dairy Farm Road, St. Helens, WA11 7JQ

Offers Over £360,000



**STAPLETON
DERBY**

Stapleton Derby proudly presents an exceptional opportunity to own a recently renovated three-bedroom, semi-detached property, nestled within a serene rural setting boasting picturesque views. This charming residence, situated on a generous plot, has been meticulously refurbished, offering a luxurious lifestyle with modern conveniences. Conveniently located just a short drive from Rainford village, the property ensures tranquility while remaining easily accessible to motorway and rail connections.

Upon entering, you are greeted by an inviting hallway leading to a cozy lounge adorned with a delightful log burner. Adjacent to the lounge is a dining area featuring a second log burner, perfect for intimate gatherings. The well-appointed kitchen, equipped with integrated appliances and a smart fridge freezer, adds a touch of sophistication. The ground floor also comprises a family bathroom with a bath, a bedroom with patio doors opening onto the rear, and a storage area. Ascending to the first floor, Velux windows flood the stairwell and landing with natural light, guiding you to two spacious double bedrooms and another family bathroom boasting a luxurious walk-in shower.

Externally, the property boasts lavish amenities. Ample off-road parking ensures security, while a meticulously maintained front lawn offers serene views of the surrounding fields. The expansive rear garden, spanning approximately 46 meters, is a haven of relaxation. It features an over sized storage shed, a beautifully landscaped garden, a pergola with a cozy seating area and fire pit, a substantial wood storage area, and a remarkable garden room. This exclusive garden retreat showcases a handcrafted professional pool table, a fully stocked bar, and a darts area—truly a must-see for entertainment enthusiasts.

In every aspect, this property epitomizes uniqueness and exclusivity, offering an unparalleled living experience.









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Ground Floor
 Approx. 68.0 sq. metres (731.4 sq. feet)

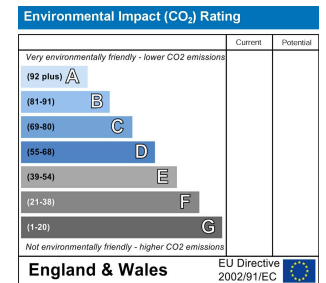
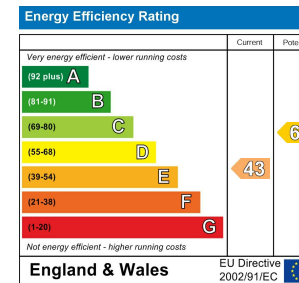


First Floor
 Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 103.7 sq. metres (1116.7 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.
 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.