



19 Heyes Avenue, St. Helens, WA11 8AW

Offers Around £680,000



**STAPLETON
DERBY**

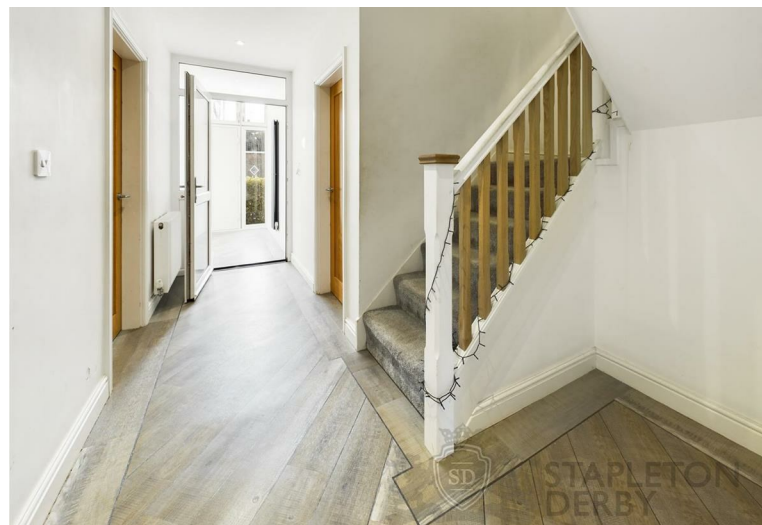
Stapleton Derby is thrilled to present this stunning five-bedroom detached family home situated in the sought-after Rainford village. This modern property on Heyes Avenue offers not only a prime location near local amenities and transport links but also ample space for comfortable living.

As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The spacious kitchen diner flows seamlessly into a cosy snug area, ideal for unwinding after a long day. Additionally, the convenience of a utility room and a downstairs shower room and WC adds to the practicality of this home.

Venturing to the first floor, you will find four well-appointed bedrooms and a modern family bathroom. The master bedroom boasts en suite with plumbing already in, providing a touch of luxury to your living space. Ascending to the second floor, a fifth bedroom awaits, office space along with en suite again with the plumbing already done for you, catering to all your family's needs.

Externally, the property offers a driveway for off-road parking for five cars and an attached garage for your convenience. The rear of the house features a delightful patio, a well-maintained lawned area, and a spacious insulated garden/office space, perfect for enjoying the outdoors in comfort.

In conclusion, this property on Heyes Avenue is a true gem that combines modern living with comfort and convenience. With its generous living spaces, potential for en suites, and charming outdoor areas, this home is a must-see for anyone looking to settle in the heart of Rainford village. Book your viewing today to experience the beauty of this family home firsthand.

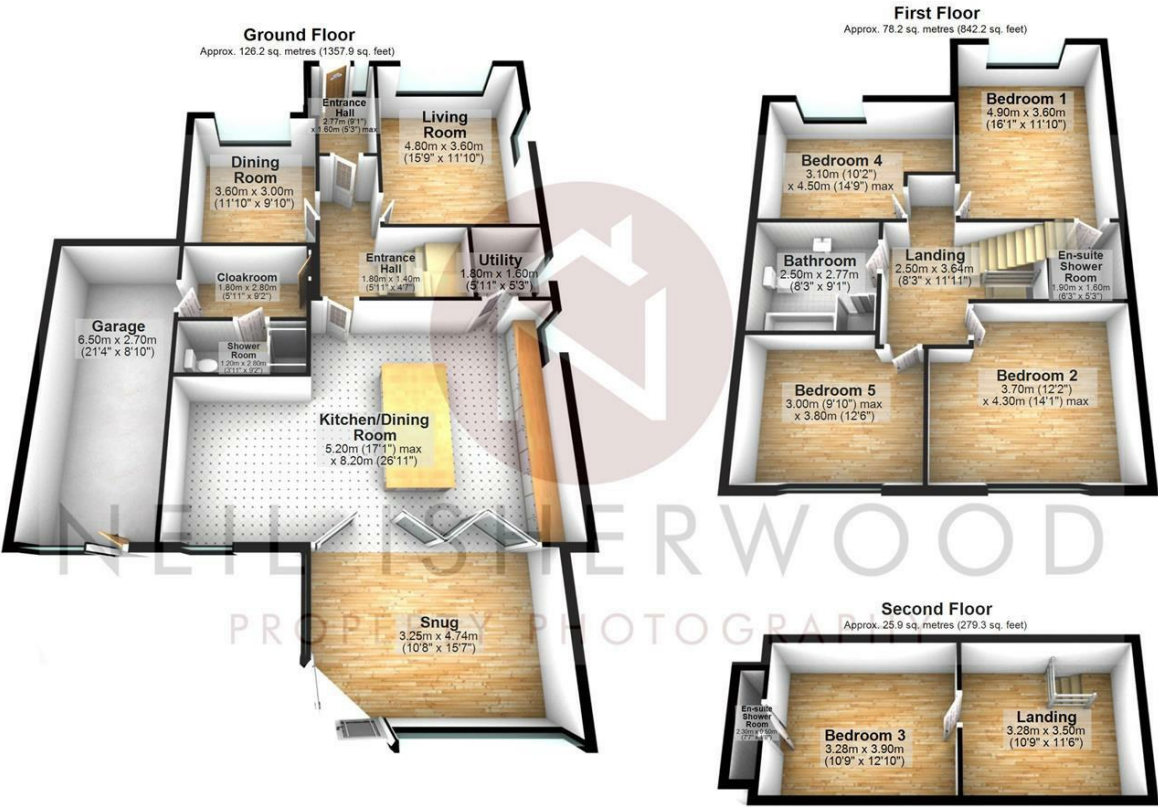








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This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.
 Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.