



# STAPLETON DERBY



Festival Road, St. Helens, WA11 8ES

Offers Over £240,000



New to the sales market is this charming town house located on Festival Road in the delightful village of Rainford. This spacious home offers a perfect blend of comfort and modern living, making it an ideal choice for families or those seeking a peaceful retreat.

As you enter, you are greeted by an open plan lounge that is both inviting and bright, featuring French doors that lead out onto a lovely patio area, perfect for enjoying the outdoors. The well-equipped kitchen diner is modern and functional, providing an excellent space for cooking and entertaining.

The first floor boasts three generously sized bedrooms, ensuring ample space for relaxation and privacy. Additionally, there is a convenient shower room and a separate WC, catering to the needs of a busy household.

- Beautiful Mid Town House
- Lounge With French Doors Out Onto Patio
- Extensive Sun Trap Rear Garden
- Heart Of Rainford Village
- Turn Key Condition
- Three Spacious Bedrooms
- Open Plan Kitchen Diner
- Driveway To Front Aspect
- Perfect For Commuters & Local Schools
- EPC - D

