



23 Old Lane, St. Helens, WA11 8JE

£375,000



**STAPLETON
DERBY**

This home has to be seen to be appreciated. Nestled on Old Lane in the charming village of Rainford, this semi-detached house offers a delightful blend of modern living and original character. The property has been thoughtfully extended to the side, rear, and upwards, creating a spacious layout that is perfect for families or those who enjoy entertaining.

Upon entering, you are greeted by a feature entrance hall that sets the tone for the rest of the home. The downstairs cloakroom/WC, conveniently tucked under the stairs, adds to the practicality of the space. The open-plan living area is a standout feature, providing a warm and inviting atmosphere that flows seamlessly from one room to another. The kitchen is modern and very well equipped, and the conservatory leads out onto the landscaped garden.

The house boasts three well-proportioned reception rooms, allowing for versatile use whether you prefer a formal dining area, a cosy lounge, or a playroom for the children. Due to the extension, the three bedrooms are generously sized and noticeably larger than other homes in the area, with the master bedroom benefiting from an en suite, ensuring comfort and privacy. Additionally, the loft room serves as a fourth bedroom, offering extra space for guests and it is also combined as a home office.

Outside, the property provides parking for two vehicles, a valuable asset in this desirable location. The garden space is perfect for enjoying the outdoors, whether it be for gardening, entertaining, or simply relaxing in the sun. The garden is abundant with colour and has been beautifully landscaped. The finishing touch of solar panels on the roof saves £££'s on electricity which is a huge benefit.

With its blend of character, space, and modern conveniences, this home is a rare find in Rainford. It is ideally situated to enjoy the local amenities, schools and the beautiful surrounding countryside. Do not miss the opportunity to make this charming property your own.





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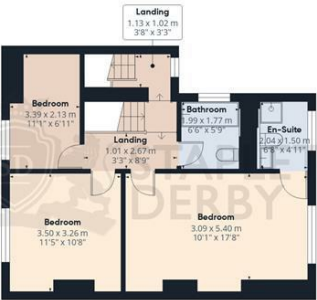


STAPLETON
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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

143.7 m²
1547 ft²

Reduced headroom

10.8 m²
116 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(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+)	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	

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