



# STAPLETON DERBY



## Berringtons Lane, St. Helens, WA11 8LL

Offers In The Region Of £399,950



Nestled on Berringtons Lane on the periphery of the charming village of Rainford, this unique and character-packed detached cottage presents an exceptional and rare opportunity for those seeking a delightful family home. With three well-proportioned bedrooms and three inviting reception rooms, this property offers ample space for both relaxation and entertaining.

The generous plot surrounding the cottage provides the perfect canvas for potential extensions or alterations, allowing you to tailor the home to your specific needs (subject to planning consents). The semi-rural location is ideal for commuters, offering a peaceful retreat while still being conveniently close to transport links.

As you approach the property, you will be greeted by its impressive kerb appeal, showcasing the cottage's distinctive charm. The sun trap rear



- Unique Detached Cottage
- Three Spacious Bedrooms
- So Much Scope For Extending / Altering (Subject To Permissions)
- Three Reception Rooms
- No Onward Chain
- Packed With Character & Individuality
- Very Versatile Layout
- Generous & Commanding Plot
- Garage & Driveway Parking
- EPC - TBC

