



51 Rookery Lane, St. Helens, WA11 8BL

Asking Price £370,000

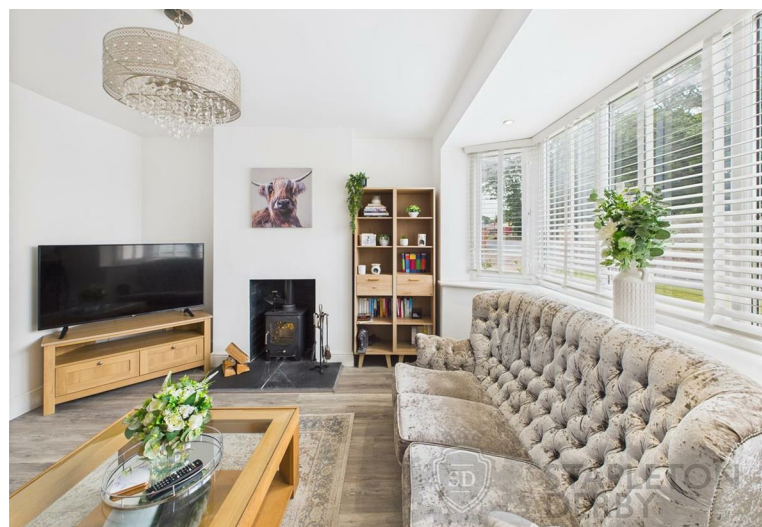




Nestled on a generous corner plot in the sought-after village of Rainford, this stunning and substantially extended four-bedroom semi-detached home offers an exceptional blend of space, style and convenience. Ideally located close to excellent transport links and with easy access to all major motorways, the property also benefits from proximity to highly regarded primary and secondary schools, as well as the vibrant village centre.

Upon arrival, a welcoming porch leads into a spacious entrance hallway, setting the tone for the high-end finish found throughout. The ground floor boasts a beautifully appointed front living room, a large downstairs bathroom, and an impressive open-plan kitchen, dining and living space complete with built-in appliances—perfect for modern family life and entertaining. A separate utility room and a dedicated office provide further practicality and flexibility. Upstairs, the first floor offers three generous double bedrooms and a comfortable single bedroom, all served by a stylish family bathroom. One of the double bedrooms presents the opportunity to create an en-suite, adding further value and convenience. Externally, the front of the property features off-road parking for two vehicles, a well-maintained lawn and side access. To the rear, a detached garage offers additional parking, complemented by a further lawn and a patio area ideal for outdoor relaxation and gatherings.

This exceptional home is offered as FREEHOLD, with no onward chain, and includes modern security features such as CCTV and an alarm system. With its premium finish, versatile layout and prime location, this property is expected to attract significant interest—early viewing is highly recommended. EPC rating to be confirmed











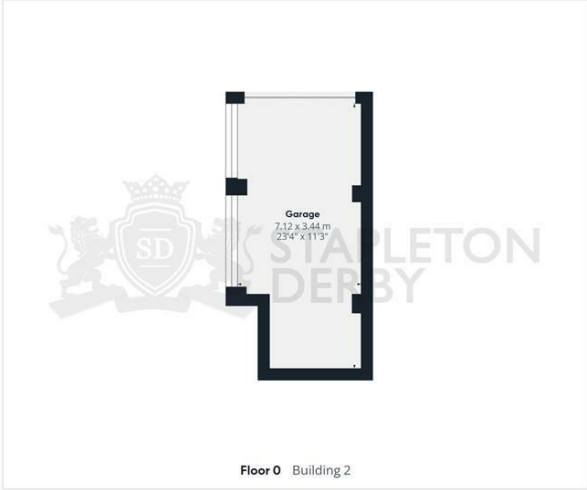




STAPLETON  
DENBY



**Stapleton Derby**  
 1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD  
 Tel: 0151 430 0717 01744 889 999  
 office@stapletonderby.co.uk  
 www.stapletonderby.co.uk



Approximate total area<sup>(1)</sup>

156.8 m<sup>2</sup>

1688 ft<sup>2</sup>

Reduced headroom

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.