



53 Heyes Avenue, St. Helens, WA11 8AW

£325,000



**STAPLETON
DERBY**

Located on the tranquil Heyes Avenue in Rainford, St. Helens, this charming detached dormer bungalow presents an exceptional opportunity for those seeking a family home with considerable potential. Set on a generous plot, the property boasts planning permission for a "wraparound" extension, allowing for further enhancement and personalisation to suit your lifestyle.

The bungalow features three well-proportioned bedrooms, with two located on the first floor and one conveniently situated on the ground floor. The large open-plan lounge and dining area create a welcoming space, perfect for both relaxation and entertaining. The kitchen, complemented by a utility room and a rear porch, offers practicality and ease of access to the outdoor space.

For those with vehicles, the property provides ample parking, accommodating up to four vehicles, along with a garage and two driveways, ensuring convenience for family and guests alike. The gardens are magnificent with plenty of mature greenery, and if further planning permission was sought it could comfortably accommodate an Annexe.

This delightful home is not only a blank canvas for your creative vision but also benefits from its peaceful location, making it an ideal choice for families or individuals looking to settle in a friendly community. With its blend of comfort, space, and potential, this property is a must-see for anyone looking to make their mark in Rainford.

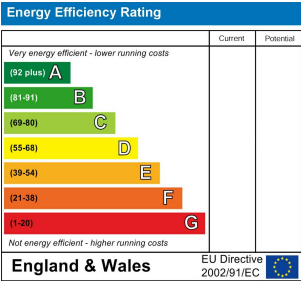








Stapleton Derby
1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD
Tel: 0151 430 0717 01744 889 999
office@stapletonderby.co.uk
www.stapletonderby.co.uk



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.