



5 Rose Drive, St Helens, WA11 8QF
£249,995

 **STAPLETON
DERBY**

Quietly tucked away into a charming cul-de-sac in the heart of Rainford village, this delightful semi-detached dormer style bungalow on Rose Drive offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families seeking ample living space. The open-plan lounge and dining area creates a warm and inviting atmosphere, perfect for both relaxation and entertaining, and the addition of a generous conservatory adds plenty more to the living space on offer.

The property has been well looked after, it features a practical utility room and a downstairs WC, adding to the ease of daily living. An integral garage provides additional storage or parking options, enhancing the property's functionality.

Step outside to discover a suntrap rear garden, a wonderful space for outdoor enjoyment, whether it be for gardening, children's play, or simply soaking up the sun. The location is particularly advantageous, as it is within walking distance to local schools and amenities, making it a convenient choice for families and commuters alike.

With no onward chain, this property is ready for you to move in and make it your own. This bungalow is a rare find in a sought-after area, offering a perfect opportunity for those looking to settle in a friendly community. Don't miss the chance to view this lovely home in Rainford.









STAPLETON
DERBY

Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D		73	78	(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		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.