



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.









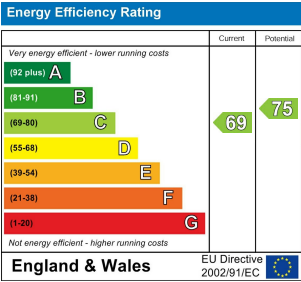








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