



21 Old Lane, St Helens, WA11 8JE

£250,000



**STAPLETON
DERBY**

Set in the heart of the charming village of Rainford, St. Helens, this delightful bay fronted semi-detached house on Old Lane presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The first floor features a convenient shower room, while the ground floor has been thoughtfully extended to provide two inviting reception rooms, perfect for both relaxation and entertaining.

As you enter, you are greeted by a welcoming porch and a spacious hall that leads to a handy WC located under the stairs. The property boasts a modern heating system, ensuring warmth and comfort throughout the year. The dining room has a bay to the front, whilst the living room has an extension giving vital extra space. The kitchen too is extended and combines base and wall units, appliance space and a lovely breakfast area. The generous driveway allows parking for up to four vehicles, complemented by a detached garage, providing additional storage or workshop space.

Situated close to local schools and the vibrant village centre, this home is ideally located for families seeking a community atmosphere. The absence of an onward chain means you can move in without delay, making this property a blank canvas ready for your personal touch. Whether you are looking to create your dream home or invest in a promising opportunity, this semi-detached house is sure to impress. Don't miss the chance to make this lovely property your own.









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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



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