



69 Scarisbrick Road, St. Helens, WA11 8JN
£280,000

 **STAPLETON
DERBY**

Perfectly positioned on Scarisbrick Road in the charming village of Rainford, this well-sized detached family home presents an excellent opportunity for those seeking comfort and convenience. The property boasts three spacious bedrooms and a well-appointed bathroom located on the first floor, making it ideal for family living.

On the ground floor, you will find an inviting porch, hall, and an open plan lounge diner, perfect for entertaining guests or enjoying family meals. The kitchen is functional and complements the living space beautifully. The property also features a garage and a driveway, providing ample parking for up to three vehicles, which is a significant advantage in this desirable area.

The front and rear gardens are well-kept, offering a lovely outdoor space for relaxation or play. With no onward chain, this home is ready for you to move in and make it your own.

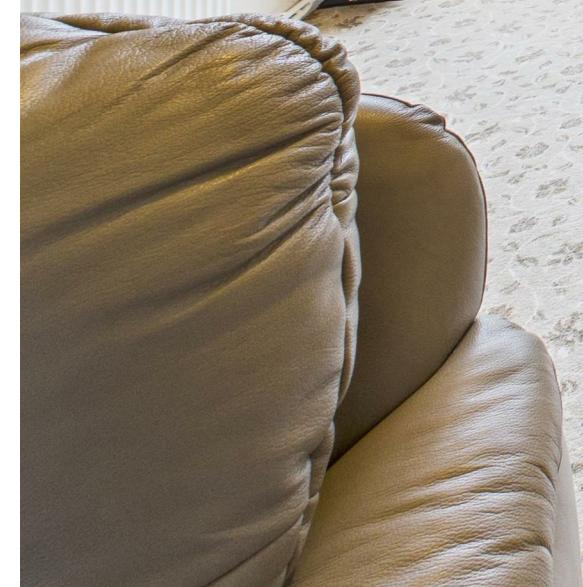
Location is key, and this property is within walking distance to Rainford Village, where you can enjoy local shops and amenities. Additionally, Rainford High School and nearby parks are easily accessible, making it a perfect choice for families.

This delightful detached house combines practicality with a welcoming atmosphere, making it a wonderful place to call home. Don't miss the chance to view this property and experience all it has to offer.





TAPLETON DERBY







STAPLETON
DERBY

Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
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.