



25 Celandine Way, St. Helens, WA9 4ZG

£389,950



Set in a prime position in a tranquil cul-de-sac on Celandine Way, New Bold, this stunning detached house offers a perfect blend of modern living and serene surroundings. With picturesque views over open fields at the front, this property is an ideal haven for families seeking both comfort and style.

Upon entering, you are greeted by an immaculate interior that boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the large open-plan living area, which seamlessly connects to a contemporary kitchen. This well-designed space features bi-fold doors that invite natural light and create a seamless transition to the outdoor area, perfect for summer gatherings. The kitchen is equipped with a central island, making it a delightful spot for family meals and socialising. Additionally, a convenient utility room and a downstairs WC enhance the practicality of this home. The multi fuel burning stove gives the room a perfect finish.

The first floor comprises four generously sized bedrooms, ensuring that everyone has their own personal space. Two well-appointed bathrooms serve the upper level, providing comfort and convenience for family living.

Outside, the property benefits from driveway parking for two vehicles, adding to the ease of daily life. Both front and rear gardens have a lovely, low maintenance artificial turf finish with a range of planters. This home is not just a place to live; it is a lifestyle choice, offering a peaceful retreat while being close to local amenities.

In summary, this immaculate detached house on Celandine Way is a rare find, combining spacious living areas, modern conveniences, and beautiful views, making it an ideal choice for families looking to settle in a welcoming community.





 STAPLETON
DERBY





STAPLETON
DERBY

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



STAPLETON DERBY

Approximate total area[®]
 122.9 m²
 1325 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	76
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.