



# STAPLETON DERBY



## Beech Gardens, St. Helens, WA11 8EB

£265,000

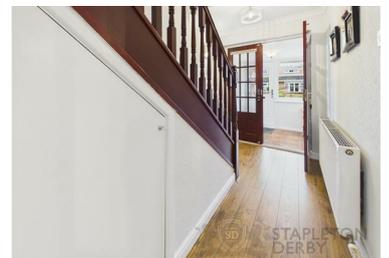


Nestled in the tranquil cul-de-sac of Beech Gardens, Rainford, this charming semi-detached dormer-style house offers a delightful blend of comfort and modern living. Built in 1972, the property has been meticulously maintained and is presented in immaculate condition, making it an ideal choice for families or those seeking a peaceful retreat.

Spanning an impressive 1,109 square feet, the home features a welcoming porch and a spacious hallway that leads into an open-plan lounge and dining area, perfect for entertaining guests or enjoying family time. The modern fitted kitchen is both stylish and functional, catering to all your culinary needs.

The first floor boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. A contemporary shower room completes

- Cul De Sac Location
- Three Bedrooms
- Modern Fitted Kitchen
- Close To Schools & Amenities
- Walking Distance To Village Centre
- Semi Detached House
- Open Plan Lounge Diner
- Detached Garage & Driveway
- Immaculately Presented
- EPC - D



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