



37 Rookery Drive, St. Helens, WA11 8BB  
£280,000



STAPLETON



Ideally situated in the charming village of Rainford, this delightful semi-detached dormer bungalow on Rookery Drive offers a perfect blend of comfort and potential. With no onward chain, this property is ready for you to make it your own.

The bungalow boasts a well-thought-out layout, featuring one inviting reception room that serves as a warm welcome to the home. There are three bedrooms in total, with two generously sized double bedrooms conveniently located on the ground floor, making it ideal for families or those seeking single-level living. The spacious bedroom upstairs, complete with storage in the eaves, provides a private retreat for guests or family members.

The modern heating system and UPVC double glazing ensure a cosy atmosphere throughout the year, while the property's blank canvas offers an exciting opportunity for personalisation. The rear garden is a true highlight, not overlooked and featuring a gate that leads directly onto the Linear, perfect for leisurely walks and enjoying the natural surroundings.

Parking is a breeze with space for up to three vehicles, complemented by a detached garage and a lengthy driveway. This property is conveniently located close to the centre of the village, providing easy access to local amenities and community life.

In summary, this well-extended bungalow presents a wonderful opportunity for those looking to settle in a peaceful village setting while enjoying the benefits of modern living. Don't miss your chance to view this charming home and envision the possibilities it holds.





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DERBY





STAPLETON

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### Approximate total area<sup>(1)</sup>

106.9 m<sup>2</sup>  
 1150 ft<sup>2</sup>

### Balconies and terraces

15.4 m<sup>2</sup>  
 166 ft<sup>2</sup>

### Reduced headroom

10.3 m<sup>2</sup>  
 111 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 .... Below 1.5 m/5 ft

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                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.