



35 Buttermere Crescent, St. Helens, WA11 7LQ
Asking Price £230,000

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Nestled in the charming locale of Buttermere Crescent, Rainford, St. Helens, this immaculate semi-detached house presents an exceptional opportunity for those seeking a perfect family home. The property boasts a thoughtfully designed open plan layout at the rear, creating a spacious and inviting atmosphere ideal for both relaxation and entertaining.

Upon entering, one is greeted by two well-proportioned reception rooms that offer versatility for various living arrangements. The high specification fitted kitchen is a standout feature, showcasing modern appliances and stylish finishes that will delight any culinary enthusiast.

Upstairs, the property comprises two generous double bedrooms, originally designed as three, providing ample space for family members or guests. The well-appointed bathroom completes the upper level, ensuring convenience and comfort for all.

Externally, the property benefits from driveway parking for two vehicles, a valuable asset in today's market. The well-sized rear garden offers a private outdoor space, perfect for children to play or for hosting summer gatherings.

This residence is not only beautifully presented but also conveniently located, making it an ideal choice for families looking to settle in a welcoming community. With its blend of modern living and traditional charm, this semi-detached house is a must-see for prospective buyers.



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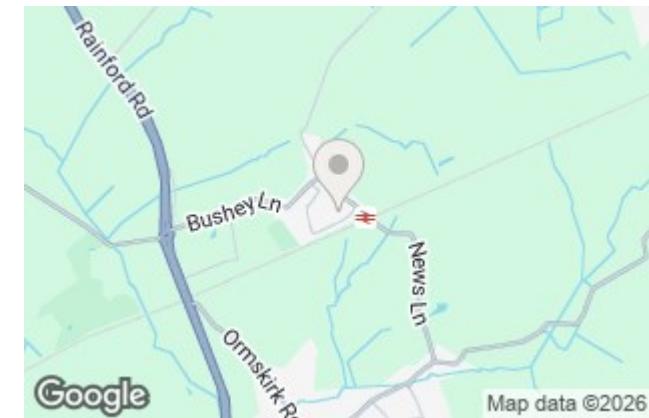
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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	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.