



57 Croxteth Drive, St. Helens, WA11 8LA

£249,950



Nestled in the charming area of Croxteth Drive, Rainford, this delightful semi-detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a modern shower room, this property is ideal for families seeking a welcoming environment.

Upon entering, you are greeted by a lovely porch that leads into a spacious lounge, perfect for relaxing or entertaining guests. The dining room provides an inviting space for family meals, while the conservatory adds a touch of brightness and warmth, making it an excellent spot to enjoy the garden views throughout the year. The family kitchen is both functional and inviting, catering to all your culinary needs.

The first floor features three comfortable bedrooms, ensuring ample space for family members or guests. The shower room is well-appointed, providing a modern touch to the home.

Outside, the property boasts a sun trap rear garden, which is a true highlight. The well-maintained lawn and patio areas create an ideal setting for outdoor gatherings, gardening, or simply soaking up the sun. Additionally, the integral garage and driveway parking offer convenience for several vehicles, making this home practical for everyday living.

Situated close to local schools, this property is perfect for families looking to settle in a friendly community. With its appealing features and prime location, this semi-detached house on Croxteth Drive is a wonderful opportunity for those seeking a new family home in St. Helens.









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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 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

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