



**STAPLETON  
DERBY**

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01744 889999 | [stapletonderby.co.uk](http://stapletonderby.co.uk)

1 Cartwright Court, St. Helens, WA11 8GB

Asking Price £215,000



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Tucked peacefully away in the charming Cartwright Court, Rainford, this delightful semi-detached house presents an excellent opportunity for first-time buyers. Located in a peaceful cul-de-sac, the property is ideally situated in the heart of Rainford village, with shops, schools, and various amenities just a stone's throw away.

Upon entering, you are welcomed by a bright entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The lounge features sliding doors that open out onto a sun trap rear garden, allowing for a seamless indoor-outdoor living experience. The well-equipped kitchen on the ground floor is both functional and inviting, making it a joy to prepare meals.

The first floor comprises two comfortable bedrooms, providing ample space for rest and personalisation. A white suite bathroom completes this level, ensuring convenience for all residents. Lot access is available off the landing.

The property boasts a well-maintained front garden and driveway parking for two vehicles, adding to its appeal. With no onward chain, this home is ready for you to move in and make it your own. This semi-detached house is not just a property; it is a wonderful place to start your journey in homeownership. Don't miss the chance to view this lovely home in a sought-after location.

Floor Plan



IMPORTANT NOTICE TO PURASERS

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.

Accommodation



Viewing

Please contact our Stapleton Derby - Rainford Office on 01744 889 999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

