



31 News Lane, St. Helens, WA11 7JY

Asking Price £265,000



Nestled in the charming locale of News Lane, Rainford, this immaculately presented semi-detached house offers a delightful blend of comfort and modern living. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining. The lounge diner is open plan, and this leads to the extended kitchen.

The ground floor has been thoughtfully extended, enhancing the living space and creating a welcoming atmosphere throughout the home. The kitchen is a great size and there is a further dining area with French doors out onto the garden.

The upstairs features three well-sized bedrooms, it provides ample space for families or those seeking extra room for guests or a home office. There is also a stylish white suite bathroom, ensuring convenience and elegance.

The rear garden is a real sun trap, complete with a well-maintained lawn and a patio area, ideal for enjoying sunny afternoons or hosting gatherings. The property also benefits from side access, making it easy to navigate the outdoor space. Additionally, a detached garage and a driveway provide parking for up to three vehicles, a rare find in many homes.

Situated within a desirable catchment area for quality schools, this property is perfect for families looking to settle in a community-focused environment. With its blend of modern amenities and charming features, this semi-detached house on News Lane is a wonderful opportunity for those seeking a new home in St. Helens.



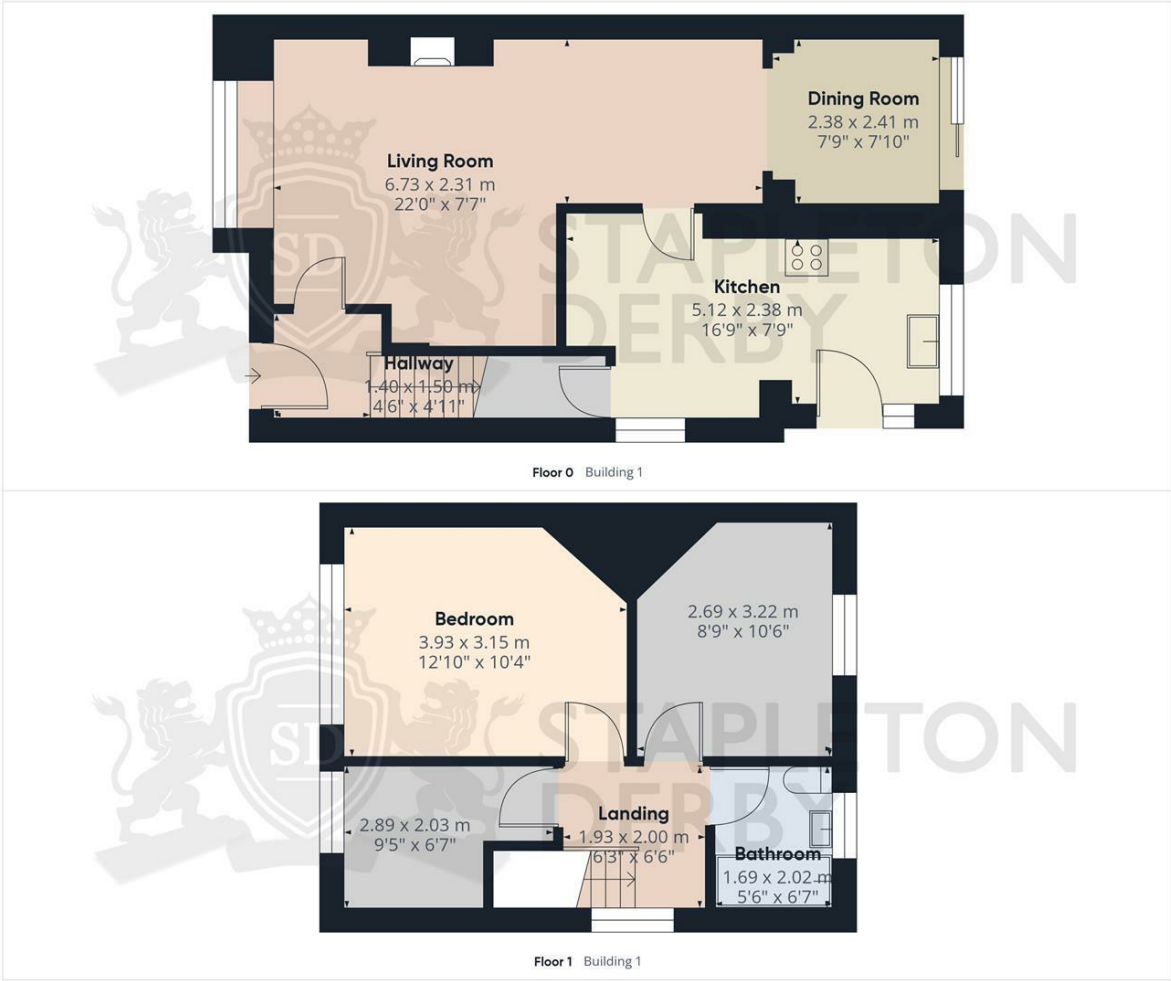


STAPLETON
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Approximate total area⁽¹⁾

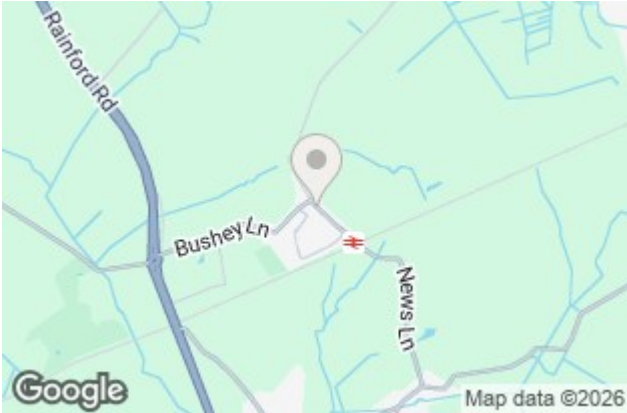
78.47 m²
844.63 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(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	

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