



16 Old Lane, St. Helens, WA11 8JE

Offers Around £327,500



***FREEHOLD – NO CHAIN ***

Stapleton Derby is thrilled to present this exquisite three-bedroom detached bungalow, situated on one of Rainford's most prestigious streets. This property is a true gem, seldom seen on the market. Its location offers excellent proximity to local amenities, schools, shops, and convenient transport and commuter links.

In summary, this property comprises an entrance hall, a dining room leading to a spacious lounge, a modern kitchen, a well-appointed wet room bathroom, and three generously-sized double bedrooms. Outside, the property features beautifully manicured lawns, ample off-road parking via a block-paved driveway, a detached double garage, and a rear block-paved area perfect for outdoor dining.

We highly recommend scheduling a viewing of this remarkable property.

FREEHOLD
EPC C
COUNCIL TAX E
VILLAGE LOCATION









Stapleton Derby
 1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD
 Tel: 0151 430 0717 01744 889 999
 office@stapletonderby.co.uk
 www.stapletonderby.co.uk



Total area: approx. 82.2 sq. metres (884.6 sq. feet)
 This floor plan is for illustration purposes only.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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
 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.