



11 Aynsley Court, St. Helens, WA9 5GE

Offers Over £675,000



**STAPLETON
DERBY**

Slapleton Derby is thrilled to introduce an expansive detached family home, showcasing remarkable open-plan spaces ideal for a growing family. This exceptional residence boasts multiple reception areas, five bedrooms, two bathrooms, and two en-suites, all conveniently situated just a short stroll from Rainhill Village.

Spanning over 3000 square feet, the layout includes a grand entrance hallway, a study, a living room featuring an enchanting log burner, a cozy lounge or snug area, a stunning open-plan kitchen and dining space, a charming orangery with bi-folding doors, a utility room, and a convenient downstairs WC. Upstairs, explore four spacious family bedrooms with built-in wardrobes, one with its private ensuite, a family bathroom, and an awe-inspiring master suite showcasing built-in wardrobes, a lounge area, and an ensuite bathroom.

Externally, the property occupies a secluded position at the end of a cul-de-sac, boasting a spacious frontage with parking for multiple vehicles and a double garage. The rear boasts a well-maintained south-facing garden and rear canopy offering all year-round entertainment area bordered by mature trees that provide a sense of seclusion. At the back, additional buildings house a small gym and storage area, while the garage features an entertainment space equipped with a pool table and bar.

This one-of-a-kind home is a must-see to truly grasp its beauty.
VIEWINGS BY APPOINTMENT ONLY.

Tenure: Freehold
EPC: Band C
Council Tax Band: F







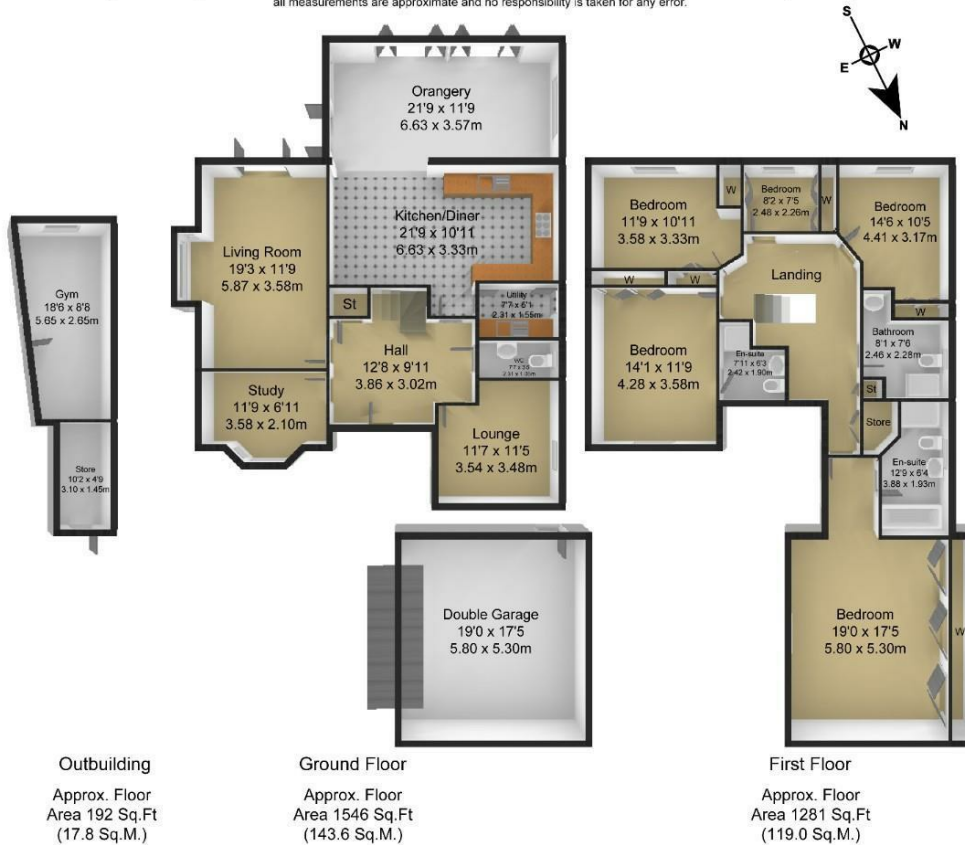


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Aynsley Court
Total Approx. Floor Area 3019 Sq.ft. (280.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



| 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 | | 72 | 78 |
| | 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.