



STAPLETON DERBY



Eden Avenue, St. Helens, WA11 8HT

£285,000



Stapleton Derby are delighted to bring to the market this IMPRESSIVE and DECEPTIVE EXTENDED FOUR BEDROOM property located in the desirable area of Rainford, St Helens. Situated in close proximity to village shops and local amenities, the property provides an ideal catchment for popular primary and secondary schools. In brief, the property comprises: hall, lounge, modern kitchen and dining room on the ground floor. Four bedrooms and contemporary bathroom are situated on the first floor. Externally, there is low maintenance paved driveway and garage to the front of the property with impressive, large garden with views of fields and woodland at the rear. The property is sure to be popular and early viewings are encouraged in order to fully appreciate all this property has to offer. FREEHOLD

Measurements are:
Lounge 14 x 12'10



- FREEHOLD
- COUNCIL TAX B
- FOUR BEDROOMS
- LARGE GARAGE
- TWO RECEPTION AREAS
- EPC C
- DOUBLE STOREY EXTENSION
- LARGE PLOT
- NOT OVER LOOKED TO THE REAR
- VIEWING HIGHLY RECOMMENED

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