



**STAPLETON
DERBY**



10 Arnian Way

Rainford, St. Helens, WA11 8BX

Offers Around £290,000



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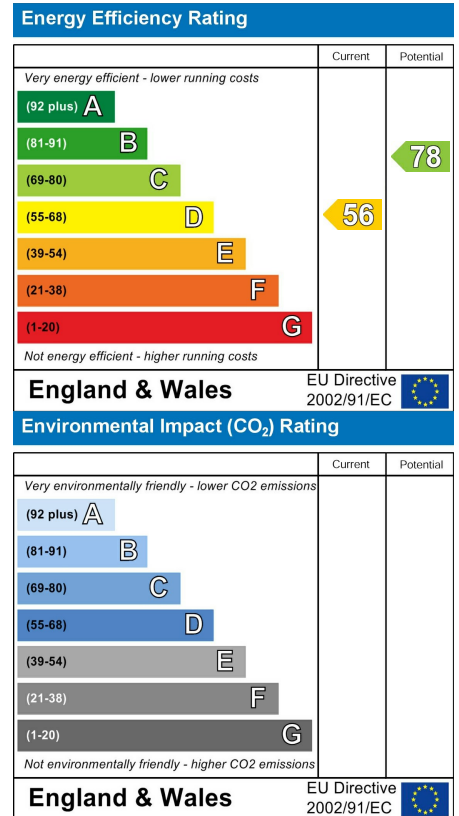


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Floor Plan



Energy Efficiency Graph



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.

- FREEHOLD
- COUNCIL TAX C
- EPC D
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE AND DINING ROOM
- LOFT SPACE
- GARAGE
- VILLAGE LOCATION
- VIEWING RECOMMENDED



Stapleton Derby is thrilled to present this charming three-bedroom semi-detached family home in the sought-after area of Rainford Village, located on Arnian Way. This delightful property boasts two reception rooms, ideal for entertaining guests or simply relaxing with the family.

Upon entering, you are greeted by a welcoming entrance hall leading to a spacious fitted kitchen, perfect for whipping up delicious meals, a cosy dining room for enjoying family dinners, and a comfortable lounge area for unwinding after a long day. The first floor of the house features three lovely bedrooms and a family bathroom, providing ample space for the whole family.

For those in need of extra space, the loft area offers the potential for storage or a home office, catering to various needs. Outside, the property offers well-maintained gardens at the front and rear, providing a lovely outdoor space to enjoy. Additionally, there is off-road parking available along with a detached garage, ensuring convenience for multiple vehicles.

Located close to local amenities, schools, shops, and excellent transport links, this property is perfectly situated for both convenience and tranquility. With its desirable location and charming features, this home is truly a gem waiting to be discovered. Viewing is highly recommended to fully appreciate the beauty and potential this property has to offer.



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.