



# STAPLETON DERBY



Graysons Road, St. Helens, WA11 8JH

£305,000



Stapleton Derby are delighted to bring to market the beautiful four bedroom semi detached bungalow located in the desirable area of Rainford Village found in a cul de sac location. Situated in close proximity to local amenities, schools, shops and is ideally positioned for transport and commuter links. In brief, the property comprises of: entrance hall, kitchen, living room leading to a separate conservatory. The ground floor is complete by a family bathroom and two bedrooms. To the first floor, there are two bedrooms and multiple storage areas. Externally, the property boasts a large driveway for off road parking, a patio area, a rear garden and concrete section outbuilding currently being used as a bar/entertainment room. Viewing is highly recommended.

- FREEHOLD
- COUNCIL TAX D
- FOUR BEDROOMS
- KITCHEN
- CUL DE SAC
- EPC D
- SEMI DETACHED BUNGALOW
- LIVING ROOM INTO CONSERVATORY
- VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED

