



# STAPLETON DERBY



Church Road, St. Helens, WA11 8QB

£249,995



Nestled in the charming village of Rainford, St. Helens, this delightful semi-detached house on Church Road offers a perfect blend of comfort and potential. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is its generous plot, which presents an excellent opportunity for extension (subject to permissions), allowing you to tailor the property to your specific needs. The views over the fields to the rear create a serene backdrop, enhancing the overall appeal of the home.

Situated in a central village location, residents will benefit from fantastic transport links into nearby towns and cities, making commuting a breeze.



- Heart Of Rainford Village
- Three Bedrooms
- Lengthy Driveway For Parking
- Fabulous Commuter Links
- Semi Detached House
- Magnificent Plot Perfect For Extending
- Great Family Home
- Stunning Views To Rear

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