



# STAPLETON DERBY



## Beech Gardens, St. Helens, WA11 8DJ

Offers Over £335,000



Nestled in the charming Beech Gardens of Rainford, St. Helens, this stunning semi-detached family home offers an exceptional living experience. With its thoughtful extensions to both the side and rear, the property boasts an impressive layout that is perfect for modern family life.

Upon entering, you are greeted by a porch which leads to the spacious lounge, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the rear extension, which features a high-spec kitchen complete with a central island, making it an ideal space for culinary enthusiasts and family gatherings alike. The kitchen's contemporary design is complemented by an abundance of natural light, creating a warm and inviting atmosphere. There is a family area with sliding doors out onto the garden, ideal for hosting family and friends.

The property has three bedrooms to the first floor, ensuring that there is plenty of room for family members or guests. Additionally, the side

- GORGEOUS SEMI DETACHED HOME
- EXTENDED TO REAR AND SIDE
- OPEN PLAN KITCHEN DINER WITH CENTRAL ISLAND
- SIDE EXTENSION COULD BE USED AS AN ANNEXE
- EPC - C
- VIEWING ESSENTIAL TO APPRECIATE QUALITY THROUGHOUT
- 3/4 BEDROOMS - VERSATILE LAYOUT
- UTILITY AREA PLUS DOWNSTAIRS SHOWER ROOM
- PERFECT FAMILY HOME
- NO CHAIN, FREEHOLD

