



# STAPLETON DERBY



## News Lane, St. Helens, WA11 7JY

£270,000



Situated on News Lane in the charming village of Rainford, St. Helens, this immaculate three-bedroom semi-detached house offers a perfect blend of modern living and convenience. The property features a spacious reception room that flows seamlessly into an open-plan kitchen diner, complete with some integrated appliances, making it an ideal space for family gatherings and entertaining guests.

Upstairs, you will find three well-proportioned bedrooms, providing ample space for a growing family or those seeking a home office. The white suite bathroom is tastefully designed and conveniently located, while a handy WC on the ground floor adds to the practicality of the layout.

The large rear garden is a true highlight, designed as a sun trap and featuring a delightful bar area, perfect for summer evenings and social gatherings. With parking available for two to three vehicles on the driveway, this property caters to the needs of modern family life.

- Semi Detached House
- Three Bedrooms
- Handy Ground Floor Cloakroom/WC
- Bar Area Ideal For Entertaining Friends & Family
- Catchment To Quality Schools & Great Transport Links
- Immaculately Presented Throughout
- Open Plan Dining Kitchen
- Sun Trap & Very Well Sized Rear Garden
- Driveway Parking
- EPC - D

