



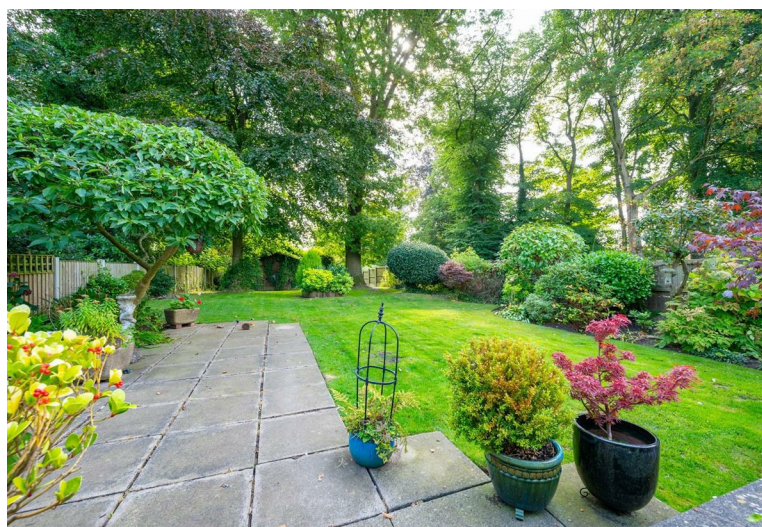
89 Heyes Avenue, St. Helens, WA11 8AP

£650,000



**STAPLETON
DERBY**

Stapleton Derby are delighted to bring to market this impressive 5-bedroom extended detached property situated in the sought-after Heyes Avenue, Rainford Village. Situated in close proximity to local amenities, schools, shops and is ideally positioned for transport and commuter links. The ground floor offers a welcoming porch, entrance hall, a convenient downstairs WC, two spacious living/dining rooms, a fitted kitchen with a centre island, two conservatories, and a utility room. Upstairs, the first floor features three bedrooms and a family bathroom. Additionally, there's a separate annexe-style section with its own staircase containing two further bedrooms and an en-suite. Externally, the property boasts off-road parking and a beautiful, large rear garden that enjoys privacy with no overlooking neighbours. An ideal family home in a prime location. Viewing highly recommended. Freehold.









White upper kitchen cabinets with arched doors and silver handles.

Stainless steel range hood mounted above the stove.

Stainless steel gas range with a red pot on the cooktop and a built-in oven below.

Wooden countertop on the left side of the kitchen, featuring a coffee maker, a pink utensil holder, and a white mug.

White kitchen sink with a chrome faucet, set into a wooden countertop. A white dishwasher is integrated below the counter.

Wooden island countertop with a thick wooden cutting board resting on it.

White square wall tiles with a decorative pattern of smaller, reddish-brown square tiles.

White-framed window with multiple panes, looking out onto a garden.

Window with a vase of pink flowers on the sill.

Large glass sunroom or conservatory area with a wooden dining table and chairs, overlooking a lush garden.

Small wooden pet feeder with two stainless steel bowls on a grey mat.

Red and blue apron hanging from the oven handle, featuring a picture of a dog.

Recessed ceiling light fixture.

Recessed ceiling light fixture.

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Total area: approx. 201.1 sq. metres (2164.5 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	66	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.