



10 Potteries Way, St Helens, WA11 8GP

£425,000



**STAPLETON
DERBY**

Welcome to this charming detached family home located on Potteries Way in Rainford, off Lords Fold. This delightful property boasts an impressive four bedrooms, making it an ideal choice for families seeking space and comfort. The master bedroom features an en suite shower room, while the first floor is also home to a stylish white suite bathroom, ensuring convenience for all.

Upon entering, you are greeted by a spacious main lounge at the front of the house, complete with a lovely bay window that allows natural light to flood the room. The heart of the home is undoubtedly the open-plan living area at the rear, which seamlessly combines a modern fitted kitchen, dining area, and lounge. This inviting space is enhanced by a log burner feature fireplace, perfect for cosy evenings with family and friends.

The property also includes a practical utility room and a handy ground floor WC add to the functionality of this well-designed home., along with an integral garage and plenty of storage throughout. The owners have added many costly upgrades to give the home the perfect finish, spotlights have been fitted into the soffits adding to its kerb appeal, Amtico flooring is fitted throughout the ground floor plus Oak doors throughout, even the garage door is electric for ease of access which isn't found often in modern builds.

Outside, the rear garden offers a lawned area combined with a delightful decked seating area, ideal for summer gatherings or quiet evenings. Additionally, a charming garden bar provides a unique space for entertaining or simply enjoying a drink in the fresh air.

Parking is a breeze with space for up to three vehicles, ensuring convenience for the whole family. The location is particularly appealing, with excellent schools, scenic walks, and rural spots nearby, as well as a range of local amenities to cater to your everyday needs. This property truly offers a wonderful blend of comfort, style, and practicality, making it a perfect family ho

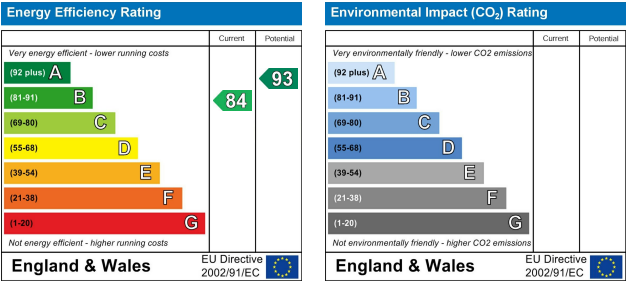








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