



25 Standish Drive, St. Helens, WA11 8JY

Asking Price £270,000



**STAPLETON  
DERBY**

Nestled in the heart of Rainford village, Standish Drive presents a delightful opportunity to acquire a beautifully maintained semi-detached house, perfect for families seeking comfort and convenience with no onward chain. This charming property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for relaxation and entertainment.

The ground floor comprises a generous lounge, an open-plan kitchen diner that seamlessly connects to a bright conservatory, creating an ideal space for family gatherings. Additionally, a utility room and a convenient WC enhance the practicality of this home, while an integral garage offers secure parking for your vehicle.

Upstairs, you will find three well-proportioned bedrooms, complemented by a modern shower room and a separate WC, ensuring that family living is both comfortable and functional. The property has recently undergone a full redecoration and has new carpets throughout, making it ready for you to move in and make it your own.

The front of the house is well maintained, providing an attractive first impression, and there is ample parking available for up to three vehicles. Located close to local shops and schools, this home is ideally situated for families, offering both convenience and a sense of community.

In summary, this lovely family home on Standish Drive is a rare find, combining spacious living with a prime location in Rainford. Do not miss the chance to view this exceptional property.





STAPLETON  
DERBY





STAPLETON  
DERBY

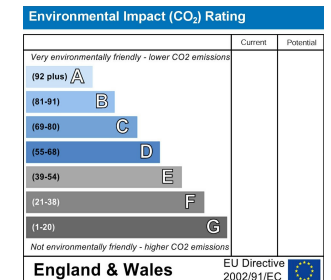
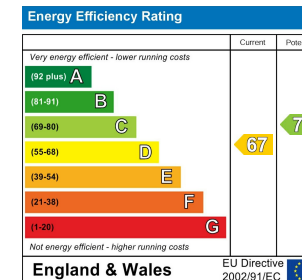
# Stapleton Derby

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 0151 430 0717 01744 889 999

office@stapletonderby.co.uk

www.stapletonderby.co.uk



## 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.