



42 Muncaster Drive, St. Helens, WA11 8NR

Asking Price £499,950



**STAPLETON  
DERBY**

Nestled in the rural locale of Muncaster Drive, Rainford, St. Helens, this impressive detached house offers a perfect blend of comfort and modern living. With five well-proportioned bedrooms, this home is ideal for families or those seeking extra room for guests or work.

As you enter, you are greeted by a welcoming porch and a spacious hall that leads to a convenient WC tucked under the stairs. The large lounge, adorned with two windows, is bathed in natural light, creating a warm and inviting atmosphere. The well-equipped kitchen is off the lounge, and the lounge flows seamlessly into the dining room, which opens up to a lovely conservatory, making it an excellent space for entertaining friends and family.

The property boasts a stylish white suite bathroom located off the landing, ensuring convenience for all residents. Outside, the large sun trap rear garden features both patio and lawn areas, perfect for enjoying sunny days or hosting summer barbecues. The stunning open views to the front reveal picturesque farmland, where you can often spot a variety of wildlife, enhancing the tranquil setting.

Parking is a breeze with space for up to five vehicles, complemented by a garage that provides additional storage. There is even an EV charger installed ideal for those with electric vehicles. The home is also equipped with solar panels, contributing to energy savings, alongside a modern boiler for efficient heating.

This delightful property not only offers ample living space but also a serene lifestyle, surrounded by scenic walks and the beauty of nature. It is a rare find that combines practicality with charm, making it a must-see for prospective buyers.



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



Approximate total area<sup>(1)</sup>

139.7 m<sup>2</sup>

1505 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.