



112 Beech Gardens, St. Helens, WA11 8EB
£265,000

 **STAPLETON
DERBY**

Nestled in the tranquil cul-de-sac of Beech Gardens, Rainford, this charming semi-detached dormer-style house offers a delightful blend of comfort and modern living. Built in 1972, the property has been meticulously maintained and is presented in immaculate condition, making it an ideal choice for families or those seeking a peaceful retreat.

Spanning an impressive 1,109 square feet, the home features a welcoming porch and a spacious hallway that leads into an open-plan lounge and dining area, perfect for entertaining guests or enjoying family time. The modern fitted kitchen is both stylish and functional, catering to all your culinary needs.

The first floor boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. A contemporary shower room completes this level, ensuring convenience for all occupants.

Outside, the property benefits from a detached garage and driveway parking for two vehicles, adding to the practicality of this lovely home. The location is particularly advantageous, with easy access to local schools, shops, and amenities, as well as the vibrant Rainford village centre, which is just a short distance away.

This property is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a modern home. Don't miss the chance to make this delightful residence your own.





STAPLETON
DERBY





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Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	
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IMPORTANT NOTICE TO PURCHASERS

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