



18 The Avenue, WA11 8DR

Asking Price £380,000



**STAPLETON
DERBY**

Nestled in the heart of Rainford village, this unique detached house on The Avenue offers a splendid opportunity for those seeking a spacious family home. Set on a generous corner plot, the property boasts an impressive build style that is both distinctive and inviting.

Upon entering, you are greeted by a large open plan lounge and dining area, perfect for entertaining guests or enjoying family time. The ground floor also features a handy downstairs WC, a well-equipped kitchen, and a convenient storage cupboard, ensuring that practicality is at the forefront of this home.

The first floor comprises three generously sized double bedrooms, providing ample space for relaxation and rest. The spacious bathroom on this level is designed to cater to the needs of a modern family.

Surrounded by beautifully maintained gardens on three sides, this property offers a tranquil outdoor space for children to play or for adults to unwind. Additionally, the garage provides valuable storage or parking options.

Located within walking distance to local shops, schools, and amenities, this home is ideally situated for families and professionals alike. With its spacious proportions and desirable location, this detached house is a rare find in Rainford village, making it a must-see for potential buyers.





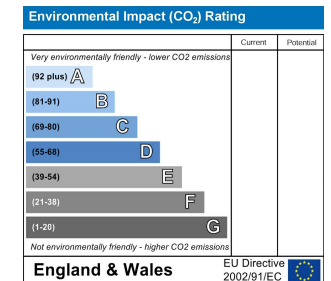
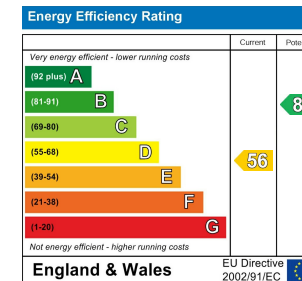
STAPLETON
DERBY





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.