



29 Derby Drive, St. Helens, WA11 8EX

Asking Price £225,000



**STAPLETON
DERBY**

Situated in the heart of Rainford village, Derby Drive presents a charming semi-detached house that is perfect for those seeking a comfortable and convenient lifestyle. This delightful property boasts two generously sized double bedrooms, making it an ideal choice for small families or couples. The well-appointed white suite bathroom adds a touch of modern elegance to the home.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The lovely breakfast kitchen is well-equipped, offering ample space for culinary creations and casual dining. Additionally, the property features a practical utility area, a downstairs WC, and a storage room, along with two additional storage cupboards, ensuring that all your organisational needs are met.

One of the standout features of this home is the large rear garden, which is not overlooked, providing a private oasis for outdoor enjoyment. There is also potential for extension, subject to planning consents, allowing you to tailor the space to your needs. With parking available for up to three vehicles, convenience is at your doorstep.

Situated close to local shops and schools, this property offers the perfect blend of village charm and accessibility. Furthermore, the 25-year damp course guarantee provides additional peace of mind for prospective buyers. The property has had new wall ties too, a modern, serviced heating system and has been very well maintained. This semi-detached house on Derby Drive is a wonderful opportunity to embrace a comfortable lifestyle in a vibrant community.









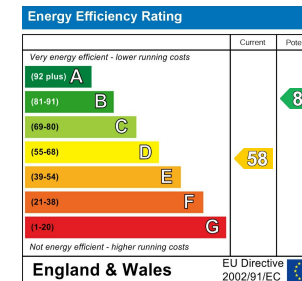
Stapleton Derby

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



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