



8 Siding Lane, St. Helens, WA11 7SR

Asking Price £440,000



**STAPLETON  
DERBY**

Nestled in the charming locale of Siding Lane, Rainford, St. Helens, this extended semi-detached house offers a delightful blend of space and modern living. Set upon a generous plot, the property boasts stunning woodland views to the front, creating a serene backdrop for your home.

Inside, you will find three spacious double bedrooms, perfect for families or those seeking extra room for guests. The heart of the home is the open-plan lounge and dining area, which seamlessly connects to a well-appointed kitchen. This area is further enhanced by a dining room extension featuring bi-fold doors that invite natural light and provide a seamless transition to the outdoor space.

In addition to the main living areas, the property includes a further reception room at the front, ideal for a cosy sitting area or playroom. For those who work from home, there are two offices located at the rear, providing a quiet and productive environment.

Practicality is key with two utility rooms and an integral garage, ensuring ample storage and convenience. The driveway offers off-road parking, while the front garden adds to the property's curb appeal.

The large rear garden is a true highlight, featuring three sheds for additional storage or hobbies, and providing a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. There is a built in BBQ, built in pizza oven, several seating areas, and the outdoor space is completed by a covered timber seating area with electric, TV and heater all remaining. It really is a true highlight of the home and is ideal for entertaining guests all year round.

The property has a fabulous EPC grading of an A, supported by the Solar Panels saving a buyer £££s on their utilities. This home is a perfect blend of comfort, functionality, and natural beauty, making it an ideal choice for families or professionals seeking a peaceful retreat in a desirable location. Don't miss the opportunity to make this lovely house your new home.





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DERBY





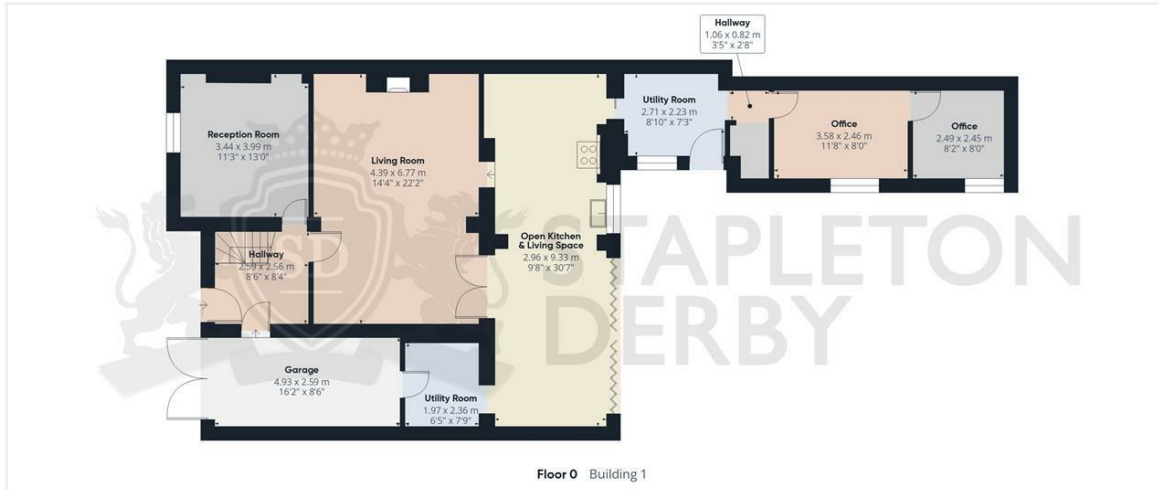
# Stapleton Derby

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Approximate total area<sup>®</sup>  
172.1 m<sup>2</sup>  
1854 ft<sup>2</sup>

Reduced headroom  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

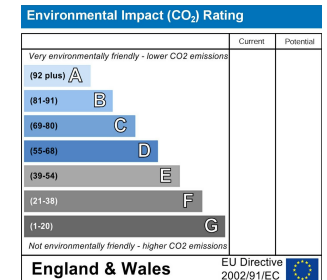
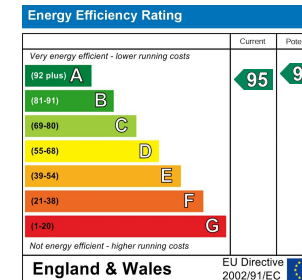
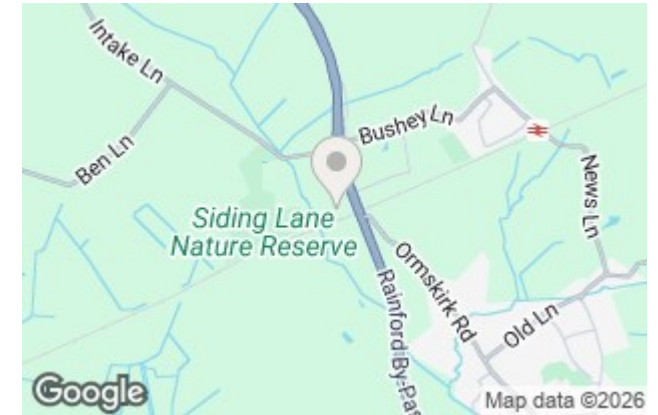


(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

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

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## 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.