



10 Ash Grove, St. Helens, WA11 8DU

Offers In The Region Of £550,000



**STAPLETON
DERBY**

Ash Grove is a fantastic four-bedroom detached home positioned in one of Rainford's most sought-after cul-de-sacs. Offering superb potential, this property presents an exciting opportunity for buyers looking to create a truly wonderful family home. Its location is ideal, with excellent access to local amenities, shops, well-regarded schools and convenient transport links.

The accommodation comprises an inviting entrance hallway, a spacious living room leading through to a bright conservatory, a downstairs WC, a separate dining room and a well-proportioned kitchen. To the first floor, there are four bedrooms, including a master bedroom with its own ensuite, along with a modern family bathroom. Externally, the property enjoys a generous frontage with off-road parking for multiple vehicles, a lawned area and side access to a double garage. To the rear, there is a good-sized garden and access to the double garage, offering excellent storage or conversion potential.

The property is offered FREEHOLD and CHAIN FREE, making it an attractive and straightforward purchase. EPC D





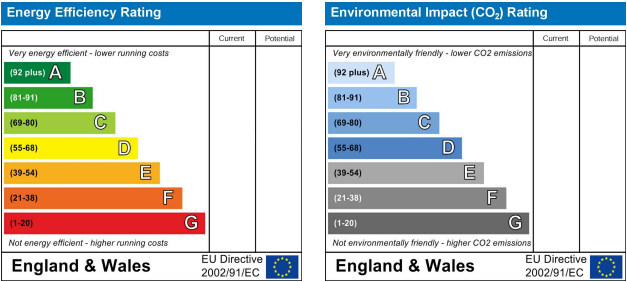
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