

151A, Church Road, St. Helens, WA11 8QB

Asking Price £275,000

David Davies Collection



151A, Church Road, St. Helens, WA11 8QB

- Tenure: TBC | EPC: D | Council Tax Band: C
- Three Bedroom Semi-Detached Family Home
- Spacious Living Room & Dining Room
- Master Bedroom With Mirrored Fitted Wardrobes
- Off Road Parking And Attached Garage
- No Onward Chain
- Substantial Plot With Gardens To Three Sides
- Stunning Modern Fitted Kitchen
- Modern Family Bathroom
- Highly Sought-After Rainford Location

A fantastic opportunity to acquire this beautifully presented three-bedroom semi-detached family home, ideally positioned in the heart of the highly sought-after village of Rainford.

Occupying a substantial plot, this attractive property benefits from gardens to the front, side and rear, offering excellent outdoor space and fantastic potential for further development or extension, subject to the necessary planning permissions.

The accommodation briefly comprises an entrance porch leading through to a welcoming hallway. To the ground floor is a spacious living room opening through to a dining area, creating a fantastic space for both everyday family living and entertaining. Completing the ground floor is a stunning, modern fitted kitchen.

To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an excellent range of large mirrored fitted wardrobes. A beautifully presented modern family bathroom completes the first-floor accommodation.

Externally, the property truly stands out thanks to its generous plot, with garden areas to the front, side and rear providing plenty of space for families to enjoy and the property also benefits from off road parking. There is also an attached garage, offering excellent storage or exciting potential to convert and incorporate into the existing ground floor accommodation, subject to any necessary permissions.

Situated within easy reach of Rainford's excellent range of local amenities, highly regarded schools and transport links, this wonderful home offers the perfect combination of space, location and future potential.

Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

EPC: D











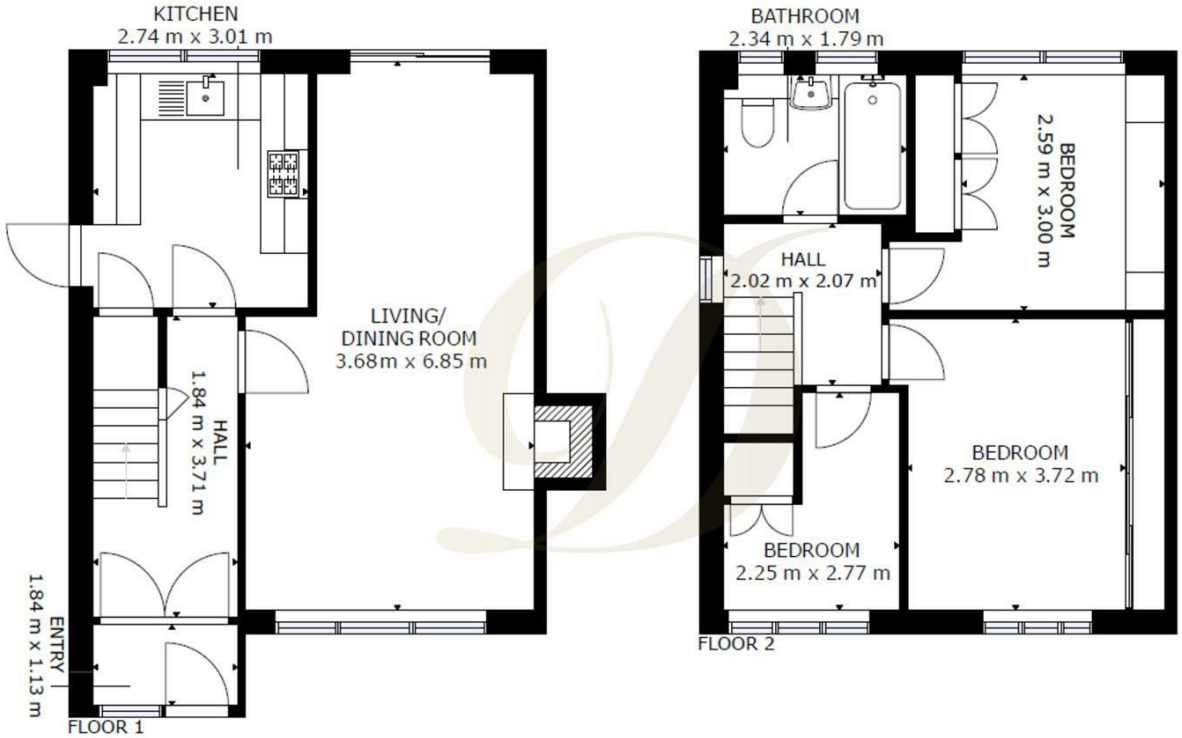












GROSS INTERNAL AREA
FLOOR 1: 49 m², FLOOR 2: 45 m²
TOTAL: 94 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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