



6 Southern Lane, St. Helens, WA11 8EY

Asking Price £299,950



**STAPLETON  
DERBY**

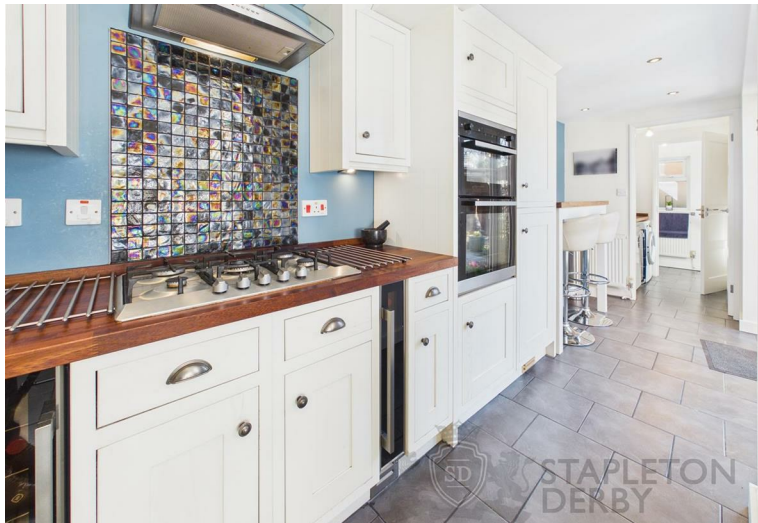
Nestled in the heart of Rainford village, this charming semi-detached house on Southern Lane offers a delightful blend of comfort and convenience. Set on an elevated plot, the property boasts generous gardens both to the front and rear, providing ample outdoor space for relaxation and recreation.

Inside, the home features three spacious bedrooms, perfect for families or those seeking extra room for guests. The first floor is complemented by a well-appointed white suite bathroom, ensuring a fresh and modern feel. The entrance hall welcomes you into the property, leading to two inviting reception rooms that offer versatile spaces for entertaining or quiet evenings in.

The L-shaped kitchen is a highlight of the home, equipped with some integrated appliances and a breakfast bar, making it an ideal spot for casual dining. Adjacent to the kitchen, a utility room and a convenient WC enhance the practicality of the layout. French doors open from the kitchen onto the south-facing rear garden, seamlessly blending indoor and outdoor living.

The rear garden is a true oasis, featuring various seating areas, a lush lawn, and a shed for additional storage. A garage is also included, along with parking space for up to three vehicles, ensuring that convenience is at the forefront of this property.

This delightful home in Rainford is perfect for those seeking a peaceful village lifestyle while still being close to local amenities. With its spacious interiors and beautiful outdoor spaces, it presents an excellent opportunity for both families and individuals alike.





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# Stapleton Derby

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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.