



30 Junction Road, St. Helens, WA11 8SH  
£250,000

 **STAPLETON  
DERBY**

Nestled in a tranquil spot on Junction Road in Rainford, this charming end terrace house offers a perfect blend of modern living and serene surroundings. Built in the 1960s, the property has been fully modernised to a high standard, making it an ideal turn-key home for those seeking comfort and style. The gutters & facias have recently been updated, along with the electric consumer unit too providing longevity and peace of mind.

Upon entering, you are welcomed into a spacious hallway leading to a living room that features a delightful log burner fireplace, creating a warm and inviting atmosphere. The open plan kitchen diner is a standout feature, boasting contemporary fittings and French doors that lead directly to the generous rear garden. This outdoor space is not only a great size but also is South-East facing, benefits from not being overlooked, and it provides a private retreat for relaxation or entertaining. It backs onto the Rainford Linear Path and has views over open fields providing lovely scenery and plenty of wildlife.

The property comprises two well-proportioned double bedrooms, ensuring ample space for rest and relaxation. The bathroom is fitted with a stylish white suite, adding to the overall appeal of the home.

With parking available for two vehicles, convenience is at your doorstep. The location is particularly advantageous, being close to local schools, amenities, and scenic walking routes including Rainford Linear Path entrance at the top of the road, as well as major transport links for easy commuting.

This end town house presents an excellent opportunity for those looking to settle in a peaceful yet accessible area, with the potential for future expansion, subject to the necessary permissions. Don't miss the chance to make this beautifully modernised property your new home.





STAPLETON  
DERBY





SD STAPLETON  
DERBY

## Stapleton Derby

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

### 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.