



16 Springfield, St. Helens, WA11 7LW

Asking Price £140,000



**STAPLETON
DERBY**

Tucked away in the semi-rural area of Springfield, Rainford Junction, this extended semi-detached house presents an excellent opportunity for families seeking a spacious home. The property does require some TLC, it presents a fantastic opportunity for those wishing to put their own stamp on the property.

Upon entering, you are welcomed by a porch and hallway that lead to a generously sized lounge, perfect for relaxation and family gatherings. The dining room seamlessly connects to an open-plan kitchen diner, creating an inviting space for entertaining and daily family meals. There is also a handy ground floor cloakroom / WC.

With great proportions throughout, the home boasts three well-proportioned bedrooms and a bathroom located on the first floor, complemented by convenient storage cupboards off the landing.

The rear garden offers a wonderful outdoor space for children to play and for gardening enthusiasts to cultivate their green thumbs. The property is ideally situated near lovely walks and parks, making it a delightful setting for outdoor activities.

With no onward chain, this home is ready for you to move in and make it your own. Additionally, the property benefits from great transport links, ensuring easy access to nearby amenities and the wider area. This semi-detached house is not just a property; it is a great family home waiting to be cherished.



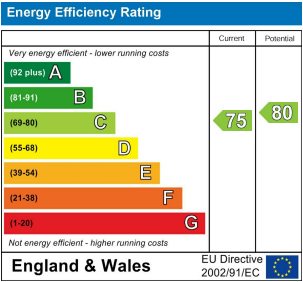
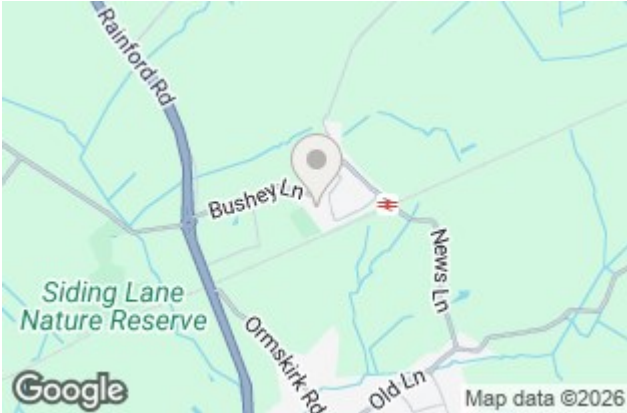
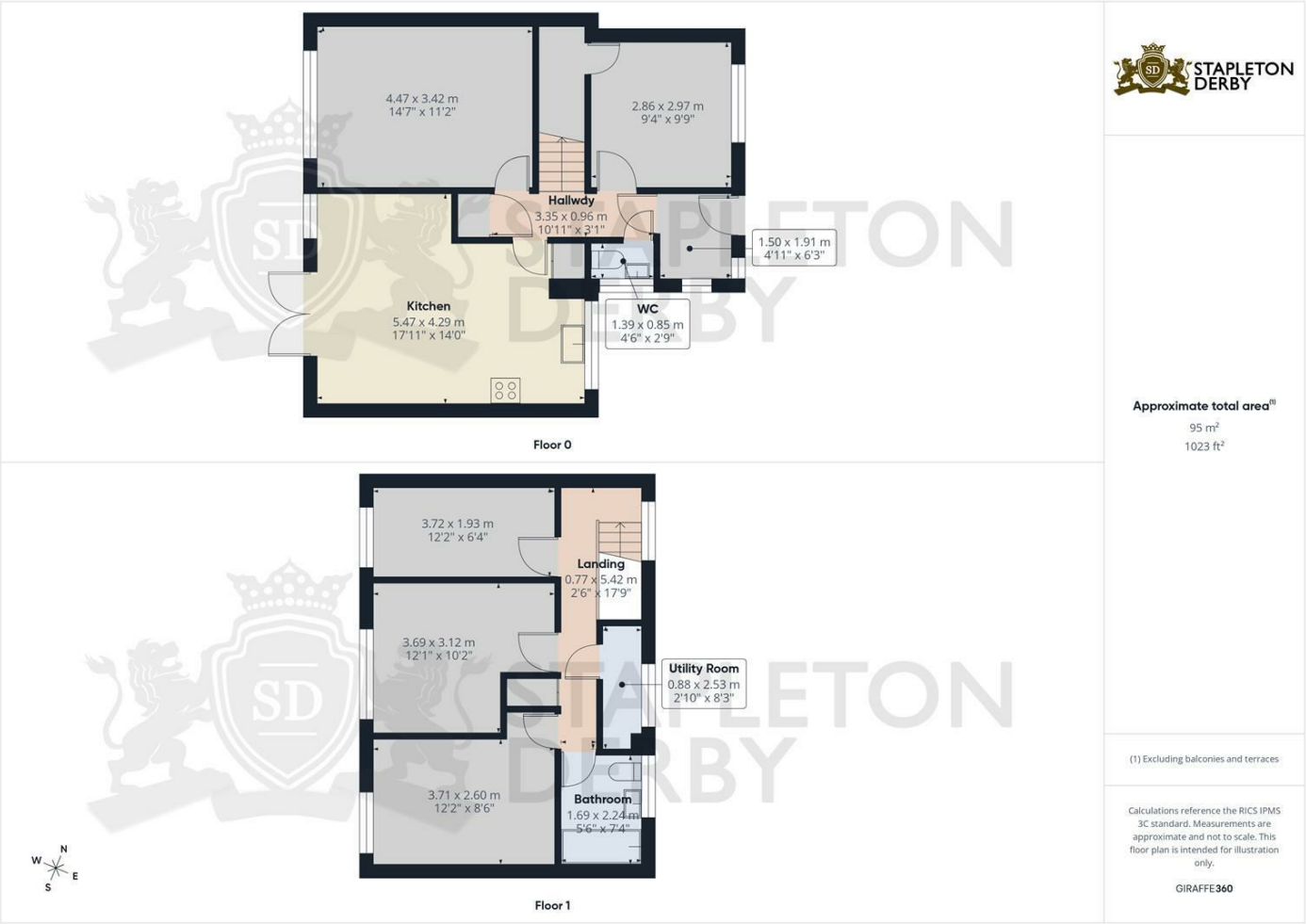






STANLEY
DERBY

Stapleton Derby
 1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD
 Tel: 0151 430 0717 01744 889 999
 office@stapletonderby.co.uk
 www.stapletonderby.co.uk



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