



21 Old Lane, St Helens, WA11 8JE

£250,000



**STAPLETON  
DERBY**

Set in the heart of the charming village of Rainford, St. Helens, this delightful bay fronted semi-detached house on Old Lane presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The first floor features a convenient shower room, while the ground floor has been thoughtfully extended to provide two inviting reception rooms, perfect for both relaxation and entertaining.

As you enter, you are greeted by a welcoming porch and a spacious hall that leads to a handy WC located under the stairs. The property boasts a modern heating system, ensuring warmth and comfort throughout the year. The dining room has a bay to the front, whilst the living room has an extension giving vital extra space. The kitchen too is extended and combines base and wall units, appliance space and a lovely breakfast area. The generous driveway allows parking for up to four vehicles, complemented by a detached garage, providing additional storage or workshop space.

Situated close to local schools and the vibrant village centre, this home is ideally located for families seeking a community atmosphere. The absence of an onward chain means you can move in without delay, making this property a blank canvas ready for your personal touch. Whether you are looking to create your dream home or invest in a promising opportunity, this semi-detached house is sure to impress. Don't miss the chance to make this lovely property your own.









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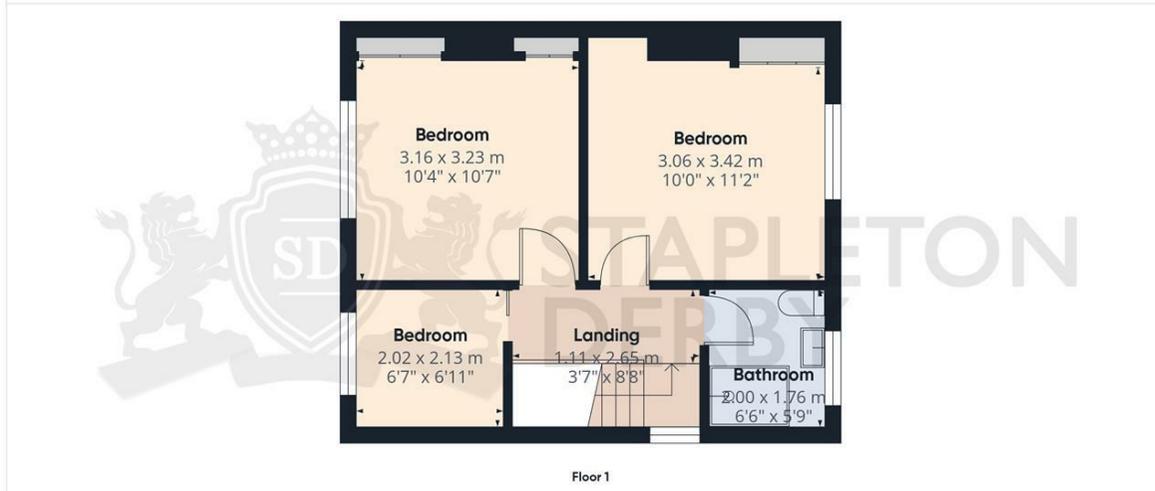
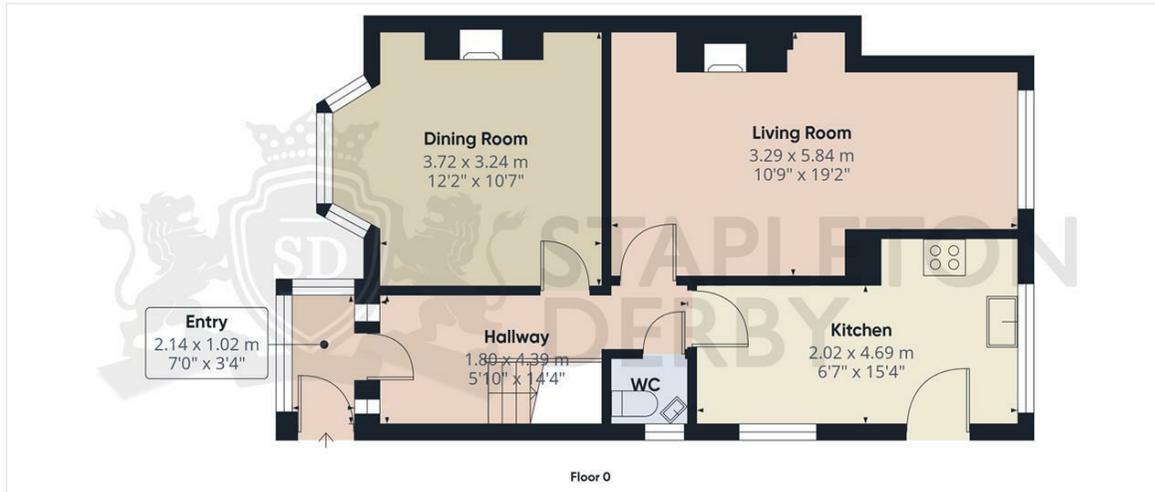
# Stapleton Derby

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Approximate total area<sup>®</sup>  
85.4 m<sup>2</sup>  
919 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency 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			
		70	82
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.