



10 Ash Grove, St. Helens, WA11 8DU

Offers In The Region Of £550,000



**STAPLETON
DERBY**

Ash Grove is a fantastic four-bedroom detached home positioned in one of Rainford's most sought-after cul-de-sacs. Offering superb potential, this property presents an exciting opportunity for buyers looking to create a truly wonderful family home. Its location is ideal, with excellent access to local amenities, shops, well-regarded schools and convenient transport links.

The accommodation comprises an inviting entrance hallway, a spacious living room leading through to a bright conservatory, a downstairs WC, a separate dining room and a well-proportioned kitchen. To the first floor, there are four bedrooms, including a master bedroom with its own ensuite, along with a modern family bathroom. Externally, the property enjoys a generous frontage with off-road parking for multiple vehicles, a lawned area and side access to a double garage. To the rear, there is a good-sized garden and access to the double garage, offering excellent storage or conversion potential.

The property is offered FREEHOLD and CHAIN FREE, making it an attractive and straightforward purchase. EPC D







Stapleton Derby

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Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area[®]

157 m²
1691 ft²

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