

17 Witton Way, St. Helens, WA11 8JT

Offers Around £250,000

STAPLETON DERBY

Witton Way is an extended three-bedroom semi-detached home offering fantastic potential and situated in the highly desirable village of Rainford. The location places you within easy reach of excellent local amenities, reputable schools, convenient transport links, motorway networks and nearby train stations, making it an ideal setting for families and commuters alike.

The property opens with a welcoming porch leading into a bright entrance hallway. From here, you are drawn into a spacious living room that flows seamlessly into the dining area, creating a comfortable and versatile open-plan feel. The home has been extended to provide a generous kitchen space, offering a breakfast area opening into the updated kitchen. Internal access into the garage adds extra convenience and scope for future development. To the first floor, the property features three well-proportioned bedrooms alongside a family bathroom. The loft is fully boarded, clean and accessible, offering excellent potential for a straightforward dormer extension, subject to the relevant permissions.

Externally, the front of the property provides off-road parking via a driveway, an artificially lawned garden and direct access to the garage. To the rear, you will find a beautifully maintained garden with patio areas, perfect for outdoor dining, relaxation and family enjoyment.

This is a wonderful opportunity for buyers seeking a home with no onward chain. For further details or to arrange a viewing, you are strongly advised to get in touch with Stapleton Derby.








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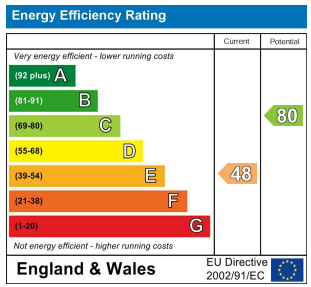

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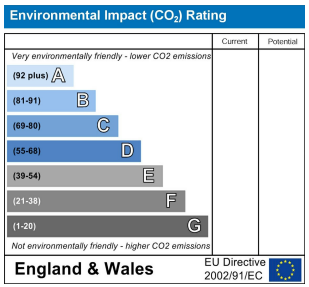

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