



26 The Avenue, St. Helens, WA11 8DT

£390,000



STAPLETON



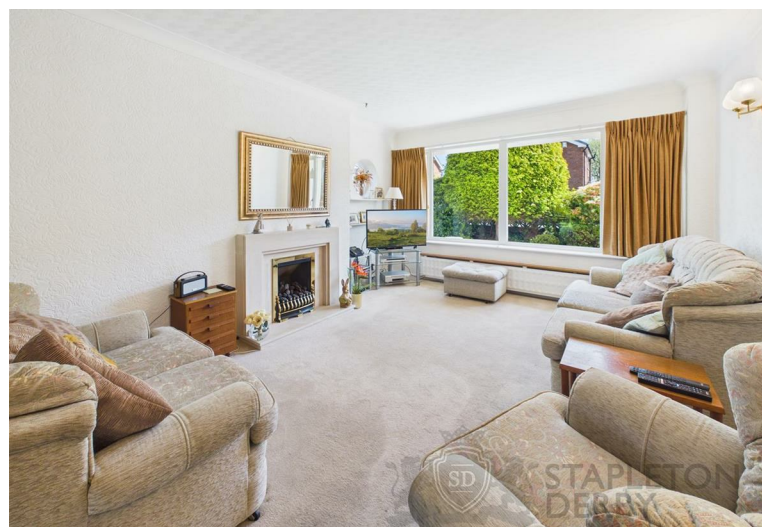
**STAPLETON
DERBY**

Tucked away in the highly sought-after location of The Avenue in Rainford, St. Helens, this wonderful detached family home offers a unique opportunity for those seeking a blend of comfort and convenience. Set upon a desirable corner plot, the property boasts gardens to the front, side, and rear, providing ample outdoor space for relaxation and play.

Upon entering, you are greeted by a welcoming hall that leads to a spacious lounge, seamlessly open to the dining room, creating an ideal setting for family gatherings and entertaining guests. The kitchen features a charming breakfast area, perfect for casual dining, alongside a utility room that offers practical storage solutions. Additionally, there is integral access to the garage, enhancing the convenience of this well-designed home.

The first floor comprises three generously sized double bedrooms, ensuring plenty of space for family members or guests. A white suite bathroom completes this level, providing a fresh and modern feel. Many properties locally have utilised the high pitch of the roof and extended upwards via adding a dormer, and of course with gardens to three sides extending out is a potential option too, subject to relevant permissions.

This property is situated within walking distance to local shops, pubs, and amenities, as well as popular schools, making it an excellent choice for families. With no onward chain, this home presents a blank canvas for the new owner to personalise and make their own. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this detached house in the heart of Rainford Village is not to be missed.



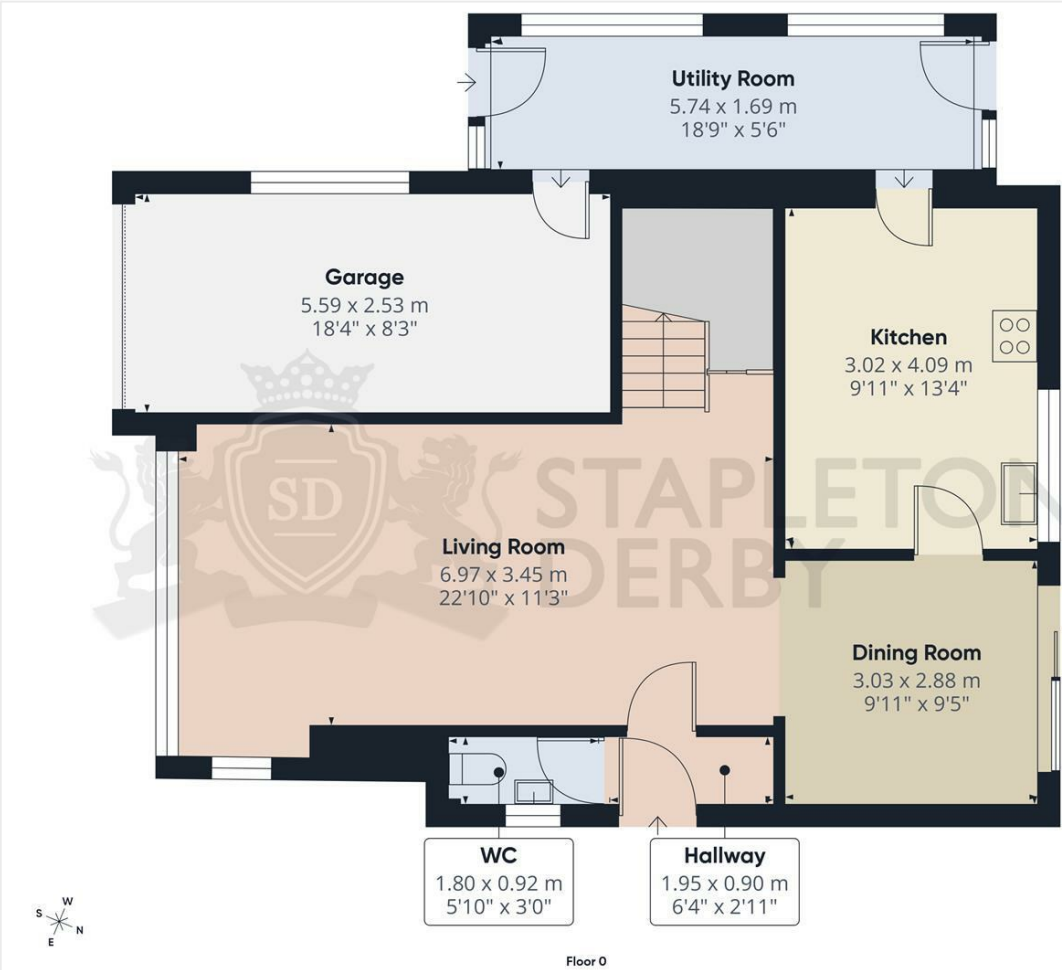






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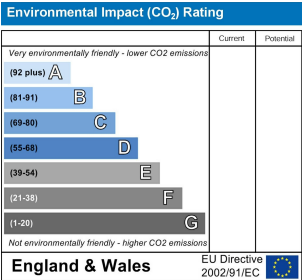
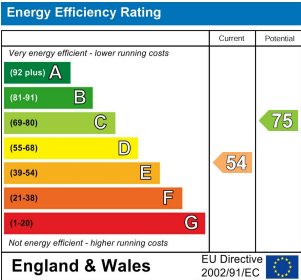


Approximate total area⁽¹⁾
 79.3 m²
 853 ft²

(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.

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