



2 Tudor Close, St. Helens, WA11 8SD

Offers Over £500,000



**STAPLETON
DERBY**

Nestled in the tranquil cul-de-sac of Tudor Close, Rainford, this executive detached house offers a perfect blend of comfort and modern living. With its spacious plot and open views to the front, this property is an ideal family home.

Boasting four well-proportioned bedrooms, the master suite features an en suite bathroom, providing a private retreat. The house also includes a convenient downstairs WC, enhancing the practicality of the layout. The inviting lounge at the front of the property is perfect for relaxation, while the stunning open plan kitchen diner at the rear serves as the heart of the home. This area is complemented by additional living space and a utility room, making it both functional and stylish. The bi-fold doors seamlessly connect the indoor space to the beautifully landscaped garden, creating an ideal setting for entertaining or enjoying quiet moments outdoors.

Parking is a breeze with space for up to four vehicles, including a garage and driveway. The property is offered with no onward chain, allowing for a smooth transition into your new home.

This delightful residence in Rainford is not just a house; it is a place where memories can be made. With its generous living spaces and serene surroundings, it is a must-see for those seeking a peaceful yet convenient lifestyle.

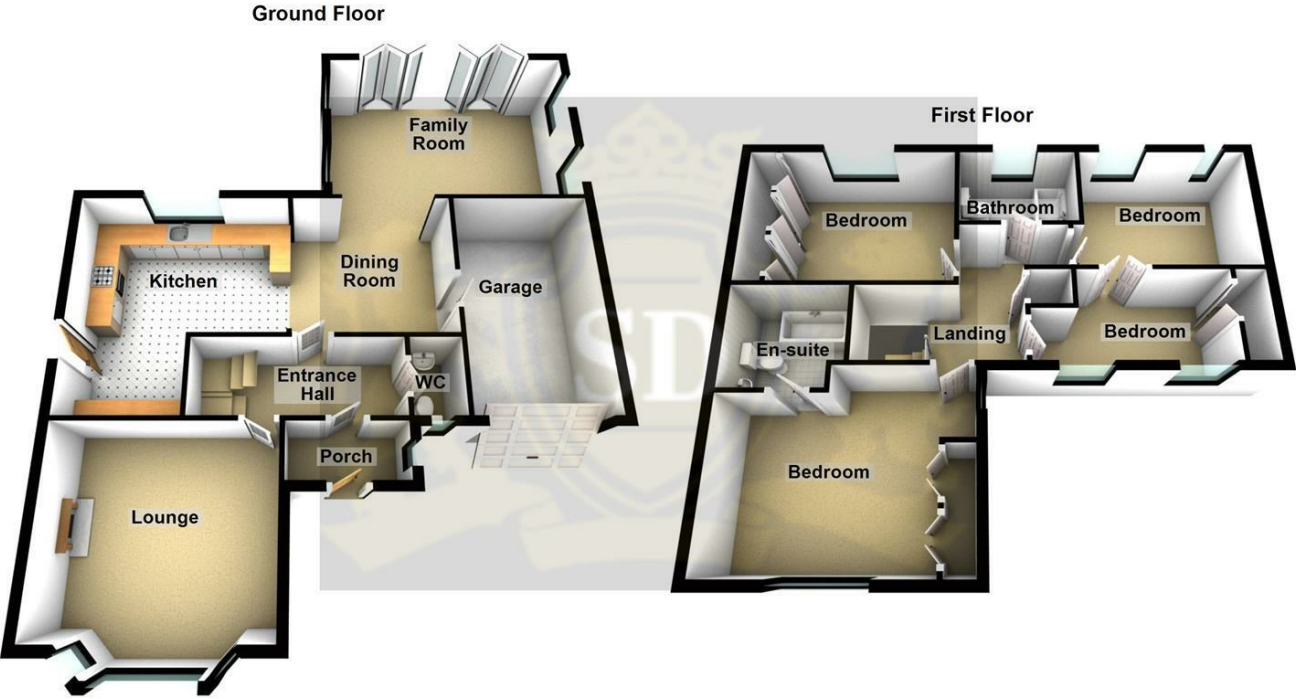








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This floor plan is for illustration purposes only.
 Plan produced using PlanUp.

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		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.