STAPLETON DERBY

Croxteth Drive, St. Helens, WA11 8JZ

£295,000

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Perfectly positioned in the charming area of Croxteth Drive, Rainford, this delightful semi-detached house offers much more space than you'd first expect. With FOUR well-proportioned bedrooms, including a top floor bedroon with an en suite shower room, this property is ideal for families seeking extra space and convenience.

Upon entering, you are welcomed into an the hallway via the porch, then into open plan lounge diner, creating a warm and inviting atmosphere for both relaxation and entertaining. The well-sized dining kitchen, complete with a breakfast bar, is perfect for family meals and gatherings. The integral garage and two-car driveway provide ample parking, ensuring ease of access for you and your guests.

The property boasts four bedrooms in total, three on the first floor and one to the top floor, and then a family bathroom plus the en-suite, catering to

- Semi Detached Family Home
- Four Bedrooms
- Open Plan Lounge Diner
- Integral Garage & Driveway Parking
- Perfect For Quality Schools & Commuting
- Extended Upwards Adding A Second Floor
- En Suite Shower Room To Top Floor
- Very Well Sized Breakfast Kitchen
- Sun Trap Rear Garden
- EPC - D

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