



18 Hydes Brow, St. Helens, WA11 8PA

Asking Price £399,950



Located in the charming village of Rainford, this extended semi-detached house on Hydes Brow offers a delightful blend of modern living and natural beauty. With its attractive bay frontage, the property boasts a generous plot that provides ample space for family life and outdoor enjoyment.

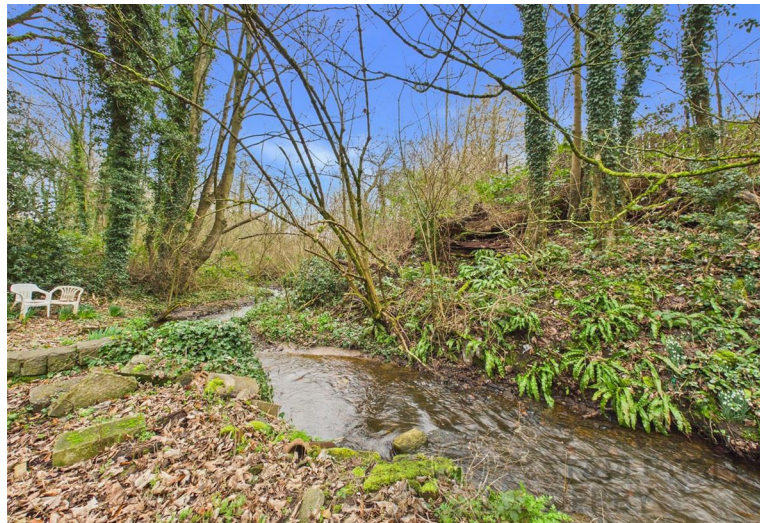
Inside, you will find two inviting reception rooms, including a bay fronted lounge complete with a cosy log burner, perfect for those chilly evenings. The dining room seamlessly connects to a well-appointed breakfast kitchen, featuring integrated appliances, a Velux window that floods the space with natural light, and French doors that lead directly to the garden. There is also a handy utility room & downstairs WC.

The home comprises three comfortable bedrooms, complemented by a stylish four-piece bathroom suite located off the landing. For added convenience, there is also loft access via ladders, providing extra storage or potential for further development.

The garden is a true highlight, thoughtfully designed over two levels. The upper level features a lovely patio and decked area, ideal for entertaining or relaxing, while steps lead down to a tranquil lower level with a seating area beside a gentle stream, creating a peaceful retreat for wildlife enthusiasts.

Additional features include a detached garage with a rear extension that has been transformed into two rooms, currently serving as a home gym. The property offers parking for up to four vehicles, with a driveway to both the front and side.

Immaculately presented throughout, this home is perfect for families seeking a blend of comfort and convenience. With excellent transport links and the village centre just a short walk away, this property truly represents a wonderful opportunity for modern family living in a picturesque setting.



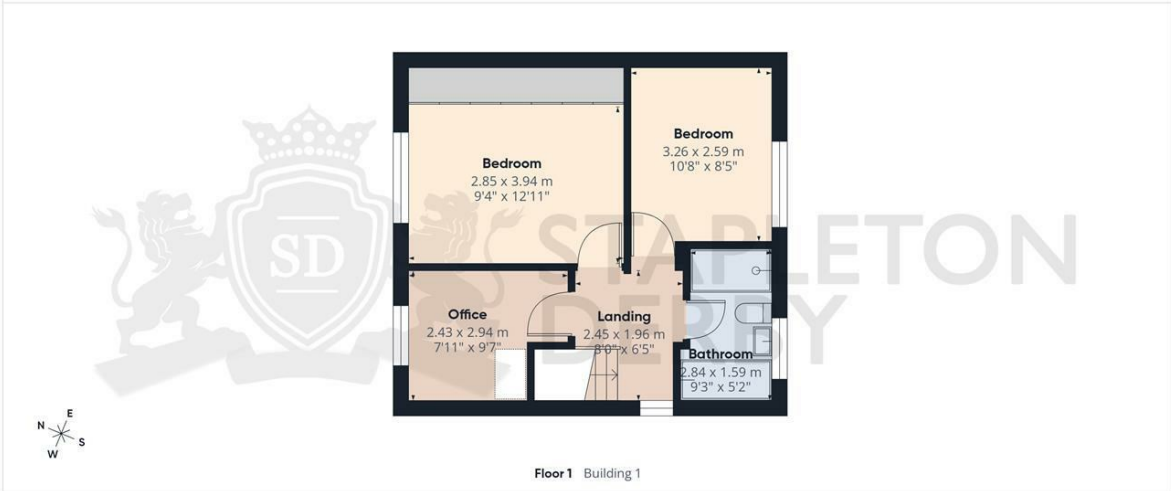
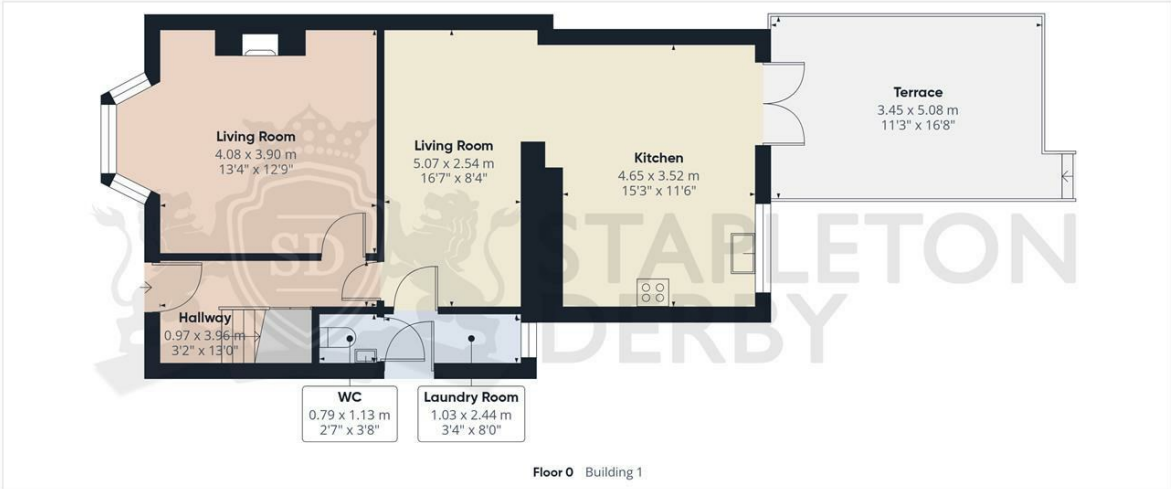






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Approximate total area⁽¹⁾

95.2 m²
1027 ft²

Balconies and terraces

17.5 m²
188 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		
	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	

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	

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