



30 Junction Road, St. Helens, WA11 8SH

£250,000



Nestled in a tranquil spot on Junction Road in Rainford, this charming end terrace house offers a perfect blend of modern living and serene surroundings. Built in the 1960s, the property has been fully modernised to a high standard, making it an ideal turn-key home for those seeking comfort and style. The gutters & fascias have recently been updated, along with the electric consumer unit too providing longevity and peace of mind.

Upon entering, you are welcomed into a spacious hallway leading to a living room that features a delightful log burner fireplace, creating a warm and inviting atmosphere. The open plan kitchen diner is a standout feature, boasting contemporary fittings and French doors that lead directly to the generous rear garden. This outdoor space is not only a great size but also is South-East facing, benefits from not being overlooked, and it provides a private retreat for relaxation or entertaining. It backs onto the Rainford Linear Path and has views over open fields providing lovely scenery and plenty of wildlife.

The property comprises two well-proportioned double bedrooms, ensuring ample space for rest and relaxation. The bathroom is fitted with a stylish white suite, adding to the overall appeal of the home.

With parking available for two vehicles, convenience is at your doorstep. The location is particularly advantageous, being close to local schools, amenities, and scenic walking routes including Rainford Linear Path entrance at the top of the road, as well as major transport links for easy commuting.

This end town house presents an excellent opportunity for those looking to settle in a peaceful yet accessible area, with the potential for future expansion, subject to the necessary permissions. Don't miss the chance to make this beautifully modernised property your new home.





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Approximate total area⁽¹⁾
64.8 m²
697 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

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			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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