



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.









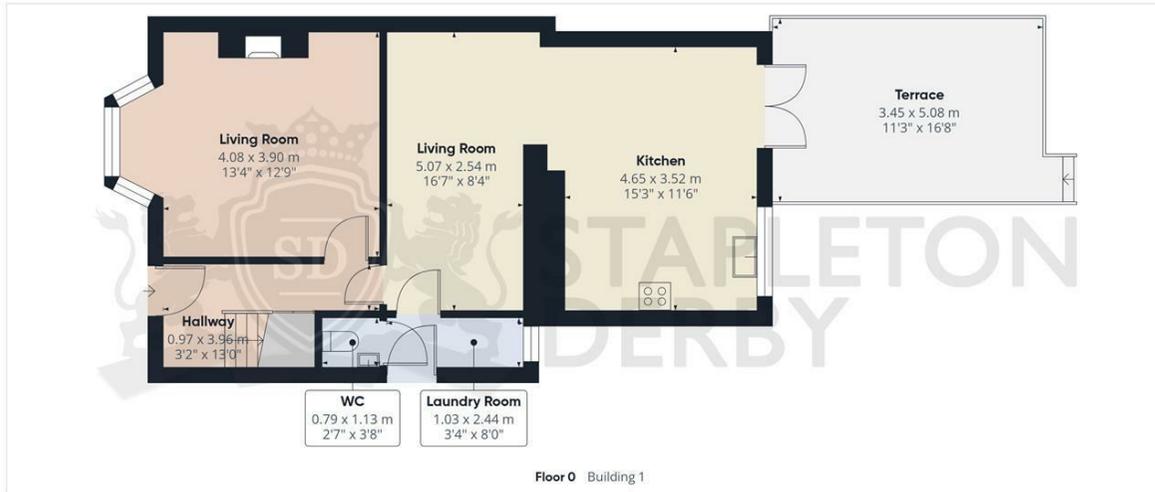
# Stapleton Derby

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 0151 430 0717 01744 889 999

office@stapletonderby.co.uk

www.stapletonderby.co.uk



**Approximate total area<sup>(1)</sup>**

95.2 m<sup>2</sup>  
1027 ft<sup>2</sup>

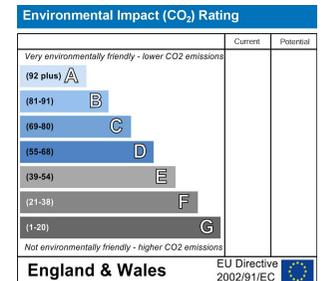
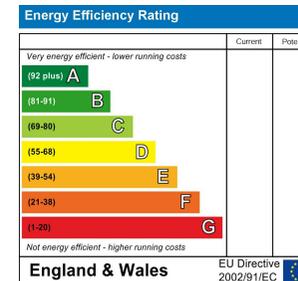
**Balconies and terraces**

17.5 m<sup>2</sup>  
188 ft<sup>2</sup>

(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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