



51 Rookery Lane, St. Helens, WA11 8BL

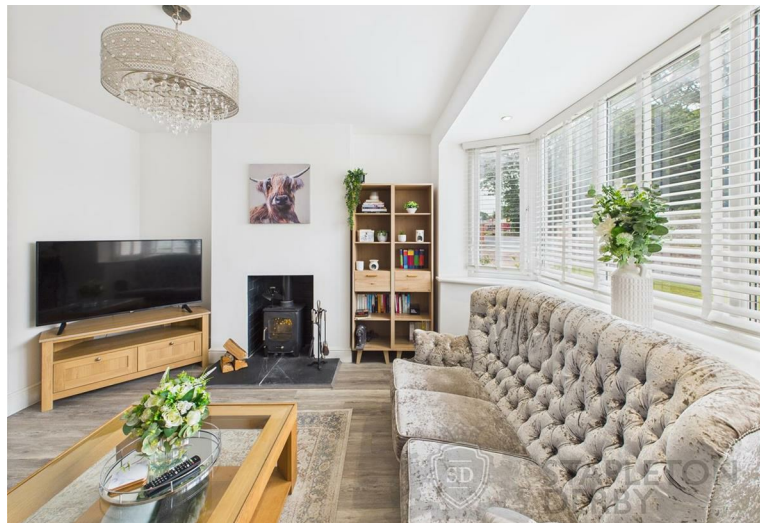
Asking Price £370,000



Nestled on a generous corner plot in the sought-after village of Rainford, this stunning and substantially extended four-bedroom semi-detached home offers an exceptional blend of space, style and convenience. Ideally located close to excellent transport links and with easy access to all major motorways, the property also benefits from proximity to highly regarded primary and secondary schools, as well as the vibrant village centre.

Upon arrival, a welcoming porch leads into a spacious entrance hallway, setting the tone for the high-end finish found throughout. The ground floor boasts a beautifully appointed front living room, a large downstairs bathroom, and an impressive open-plan kitchen, dining and living space complete with built-in appliances—perfect for modern family life and entertaining. A separate utility room and a dedicated office provide further practicality and flexibility. Upstairs, the first floor offers three generous double bedrooms and a comfortable single bedroom, all served by a stylish family bathroom. One of the double bedrooms presents the opportunity to create an en-suite, adding further value and convenience. Externally, the front of the property features off-road parking for two vehicles, a well-maintained lawn and side access. To the rear, a detached garage offers additional parking, complemented by a further lawn and a patio area ideal for outdoor relaxation and gatherings.

This exceptional home is offered as FREEHOLD, with no onward chain, and includes modern security features such as CCTV and an alarm system. With its premium finish, versatile layout and prime location, this property is expected to attract significant interest—early viewing is highly recommended. EPC rating to be confirmed









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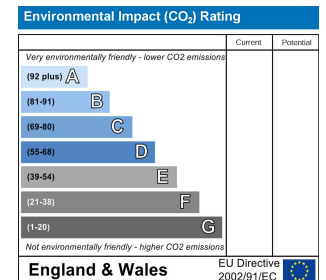
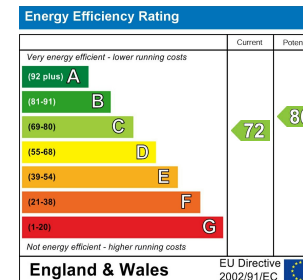
# Stapleton Derby

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