



20 Standish Drive, St. Helens, WA11 8JY

Asking Price £260,000



**STAPLETON  
DERBY**



\*\*\*COMING SOON, REGISTER NOW TO AVOID MISSING OUT \*\*\*

Nestled on Scarisbrick Road in the charming village of Rainford, St. Helens, this delightful semi-detached house is soon to be available on the market. Boasting three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

One of the standout features of this home is its prime location, just a short stroll from the vibrant village centre of Rainford. Here, you will find a variety of local shops, cafes, and amenities, making daily life both convenient and enjoyable.

The property also benefits from driveway parking, ensuring that you have a secure and accessible space for your vehicle. The front garden adds to the appeal, providing a pleasant outdoor area to enjoy the fresh air.

This semi-detached house presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living. With its spacious layout and proximity to local conveniences, this home is sure to attract interest. Don't miss the chance to make it your own.







**Stapleton Derby**  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

**IMPORTANT NOTICE TO PURCHASERS**

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.