STAPLETON DERBY



Arley Close, St. Helens, WA11 8GQ

Asking Price £425,000

4 | 2 | 2 | B

Welcome to this stunning new build detached house located on Arley Close in the charming village of Rainford, St. Helens. Completed in 2022, this modern family home offers a generous living space of 1,119 square feet, making it an ideal choice for those seeking comfort and style.

As you enter, you are greeted by a welcoming hall that leads to a convenient WC. The living room provides a perfect space for relaxation, while the brilliantly sized kitchen diner is designed for both cooking and entertaining, featuring integrated appliances that enhance functionality. A utility area cleverly tucked into a double cupboard maximises the available space, ensuring that everything is neatly organised. The property also boasts an integral garage and driveway parking for up to four vehicles, providing ample space for family and guests.

On the first floor, you will find four well-proportioned bedrooms, each offering a peaceful retreat. The master bedroom benefits from an en suite

- Beautiful Modern Detached Home
- Peaceful Cul De Sac Location
- Walking Distance Into Rainford Village
- Four Spacious Bedrooms
- Generous Open Plan Kitchen Diner With Host Of Integrated Appliances
- Integral Garage & Driveway Parking
- En Suite To Master Bedroom
- Handy Ground Floor Cloakroom/WC
- Perfect For A Growing Family
- EPC - B







1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD
Tel: 01744 889 999 **Email:** office@stapletonderby.co.uk **www.stapletonderby.co.uk**