



8 Lovat Avenue, St. Helens, WA11 8GS

Asking Price £550,000



New to the market in the brand new locale of Lovat Avenue, Rainford, this exquisite detached house presents a unique opportunity for discerning buyers. As the final property of its build style in a brand new development, it has never been lived in, ensuring a pristine living environment for its future occupants.

This impressive residence boasts four generously sized double bedrooms, including two with en-suite bathrooms, providing ample space for family and guests. The master bathroom is equally spacious, designed with comfort in mind. It has a dressing room which has been upgraded with built in drawers and storage options. The heart of the home is undoubtedly the open-plan kitchen diner, which features bi-fold doors that seamlessly connect the indoor space to the garden, perfect for entertaining or enjoying the outdoors. The kitchen is equipped with high-spec integrated appliances, catering to the needs of modern living.

In addition to the kitchen diner, the property offers two well-appointed reception rooms, allowing for versatile living arrangements. A utility room adds to the practicality of the home, ensuring that everyday tasks are handled with ease. The downstairs WC is off the main entrance hall, along with a storage cupboard.

The exterior of the property is equally impressive, featuring a lengthy driveway that accommodates parking for up to four vehicles, alongside a detached garage complete with an electric vehicle charger. The absence of an onward chain simplifies the buying process, making this home even more appealing.

Conveniently located close to schools, amenities, and transport links, this property is ideal for families and professionals alike. With its thoughtful design and high-quality finishes, this new build is a rare find in the market. Do not miss the chance to make this stunning house your new home.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	94
(81-91) B			
(69-80) C			
(55-68) D			
(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	

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.