



77 News Lane, St. Helens, WA11 7JY

£227,500



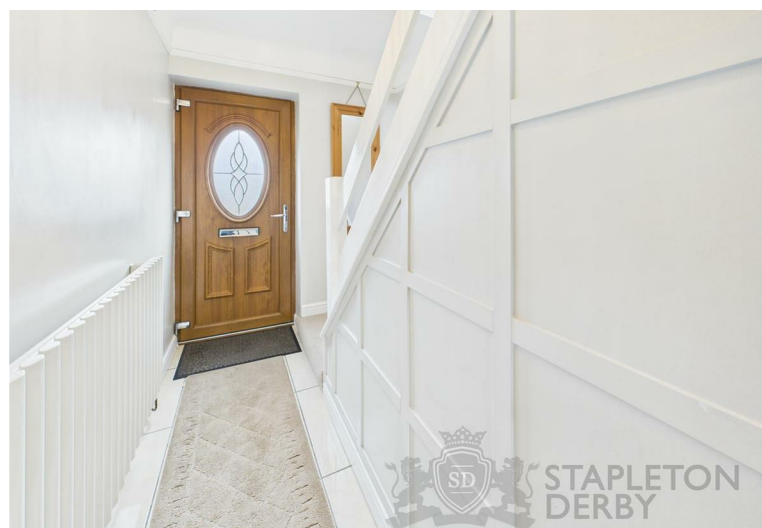
Welcome to this charming semi-detached house located on a prominent corner plot on News Lane in Rainford. This delightful property boasts gardens on three sides, providing ample outdoor space for relaxation and enjoyment. The rear is South West facing capturing the majority of the days sunshine into the late evening. With parking available for up to four vehicles, convenience is at your fingertips. There is a driveway to the front, and also a garage to the rear which is currently used for storage but could easily be re-accessed from the original side entrance.

Inside, the house is well-presented throughout, featuring two spacious double bedrooms, each equipped with built-in wardrobes, ensuring plenty of storage. The upstairs bathroom is fitted with a modern white suite, while a convenient shower room is located on the ground floor, perfect for guests or family use.

The heart of the home is the open-plan extended area, which seamlessly combines a contemporary kitchen with integrated appliances, a dining area, and a family room. This layout is ideal for entertaining and family gatherings, allowing for a warm and inviting atmosphere. Additionally, there is a comfortable lounge at the front of the house, providing a cosy retreat for relaxation.

A utility room to the side adds practicality to the living space, making everyday tasks more manageable. The property is situated close to Rainford Junction station and local amenities, ensuring that you have everything you need within easy reach.

This semi-detached house is perfect for those seeking a well-appointed home in a desirable location. With its generous living spaces, modern features, and excellent transport links, it presents an exceptional opportunity for both first-time buyers and families alike. Don't miss the chance to make this lovely property your new home.





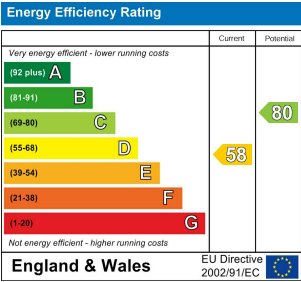
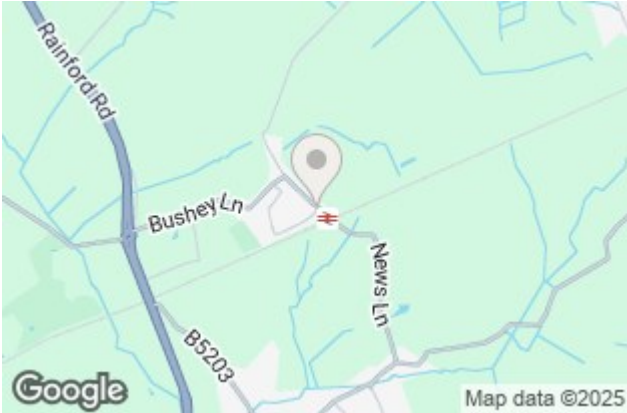
STAPLETON
DERBY





STAPLETON
DERBY

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



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.