



27 Junction Road, St. Helens, WA11 8SH
Offers In The Region Of £270,000

Tucked away in the charming area of Junction Road, Rainford, this delightful semi-detached dormer house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The open plan lounge diner creates a welcoming atmosphere, perfect for both relaxation and entertaining, while the modern kitchen is designed for convenience and functionality.

The ground floor features a shower room suite, enhancing the practicality of the home. With plenty of storage throughout, you will find it easy to keep your living spaces tidy and organised. The property is set on an impressive plot, providing the potential for extension, subject to the necessary planning consents, allowing you to tailor the home to your needs.

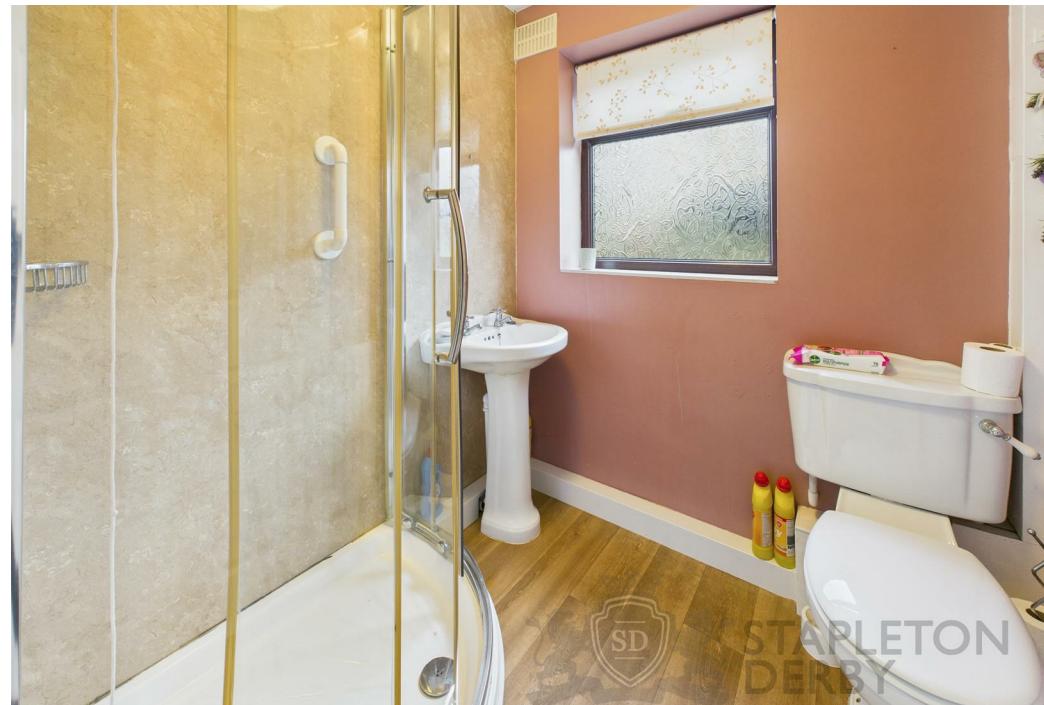
Outside, the property benefits from front, side, and rear gardens, offering a lovely outdoor space for gardening or enjoying the fresh air. The driveway accommodates parking for two vehicles, ensuring convenience for you and your guests.

Situated in a lovely spot, this home is close to the Linear Path, ideal for those who enjoy country walks and the beauty of nature. Additionally, it is conveniently located near schools, local amenities, and excellent transport links, making it an ideal choice for families and commuters alike. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this wonderful home in a sought-after location.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	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	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.