



10 Mossborough Road, St. Helens, WA11 8QN

Asking Price £650,000



**STAPLETON
DERBY**

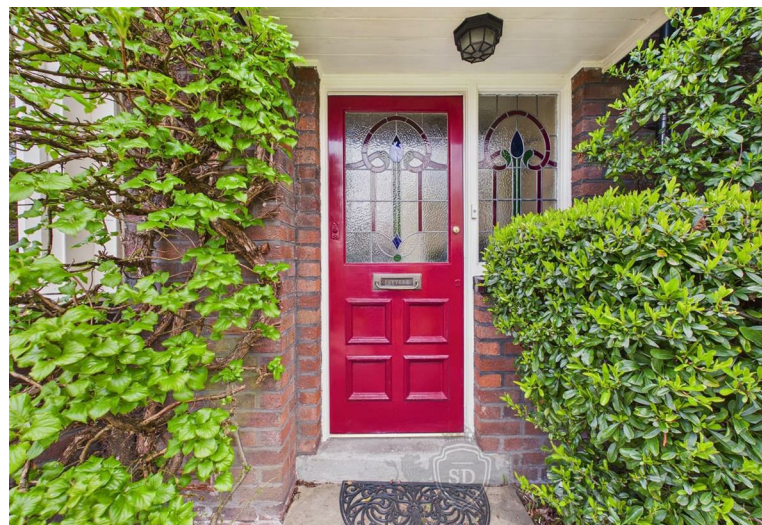
Nestled in the heart of Rainford village, on the highly desirable Mossborough Road, this unique detached house offers a perfect blend of character and contemporary living. With spacious room sizes throughout, this property is ideal for families seeking both comfort and style.

Upon entering, you are greeted by a charming entrance porch featuring exquisite stained glass, leading into a lovely hall. The ground floor boasts two inviting bay fronted reception rooms to the front of the property, including a generous lounge and a dining room, perfect for entertaining guests. The open plan kitchen diner is a true highlight, complemented by a utility area and a delightful morning room. The morning room opens into a wonderful sitting room extension which bathes in natural light, creating a warm and welcoming atmosphere and allows gorgeous garden views.

The first floor comprises three well-proportioned double bedrooms, ensuring ample space for relaxation. The large bathroom features a luxurious freestanding bath, while a separate WC off the landing adds convenience. For those in need of extra storage, there is loft access with ladders, which is part boarded.

Set on a substantial plot, the property benefits from a large, private rear garden that is a true sun trap, backing onto open fields. This outdoor space is perfect for enjoying the sunshine, with various seating areas designed to maximise your enjoyment of the outdoors. Additionally, the garden includes three brick sheds for storage, providing practical solutions for your gardening and storage needs. Parking is available via a driveway leading to the garage with electric door plus rear access.

This exceptional home in Rainford offers a rare opportunity to enjoy a tranquil lifestyle while being close to local amenities. With its unique features and spacious layout, it is a must-see for anyone looking to settle in this charming village.









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