

17 Festival Road, St. Helens, WA11 8EP

Asking Price £275,000

STAPLETON DERBY

Nestled in the heart of Rainford village on Festival Road, this generously sized semi-detached house offers a delightful blend of comfort and convenience. With three spacious bedrooms and a new well-appointed bathroom located off the main landing, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed by a bright entrance hall that leads to a large lounge diner, featuring sliding doors that open onto a sun-drenched garden, creating an ideal space for entertaining or relaxing. The kitchen is functional and well-designed, complemented by additional storage rooms and a convenient downstairs WC, ensuring practicality for everyday living.

The property boasts a large rear garden, which is truly a sun trap, complete with a patio area perfect for al fresco dining and a lush lawn area for children or pets to play. Side access to the garden adds to the convenience of this outdoor space.

Parking is a breeze with space for two vehicles, making this home not only spacious but also practical. Located within walking distance to local schools and shops, this property is perfectly positioned for those who appreciate community living.

Offered with no chain, this semi-detached house is an excellent opportunity for anyone looking to settle in a vibrant village atmosphere. Don’t miss your chance to make this charming property your new home.








STAPLETON
DERBY


STAPLETON
DERBY

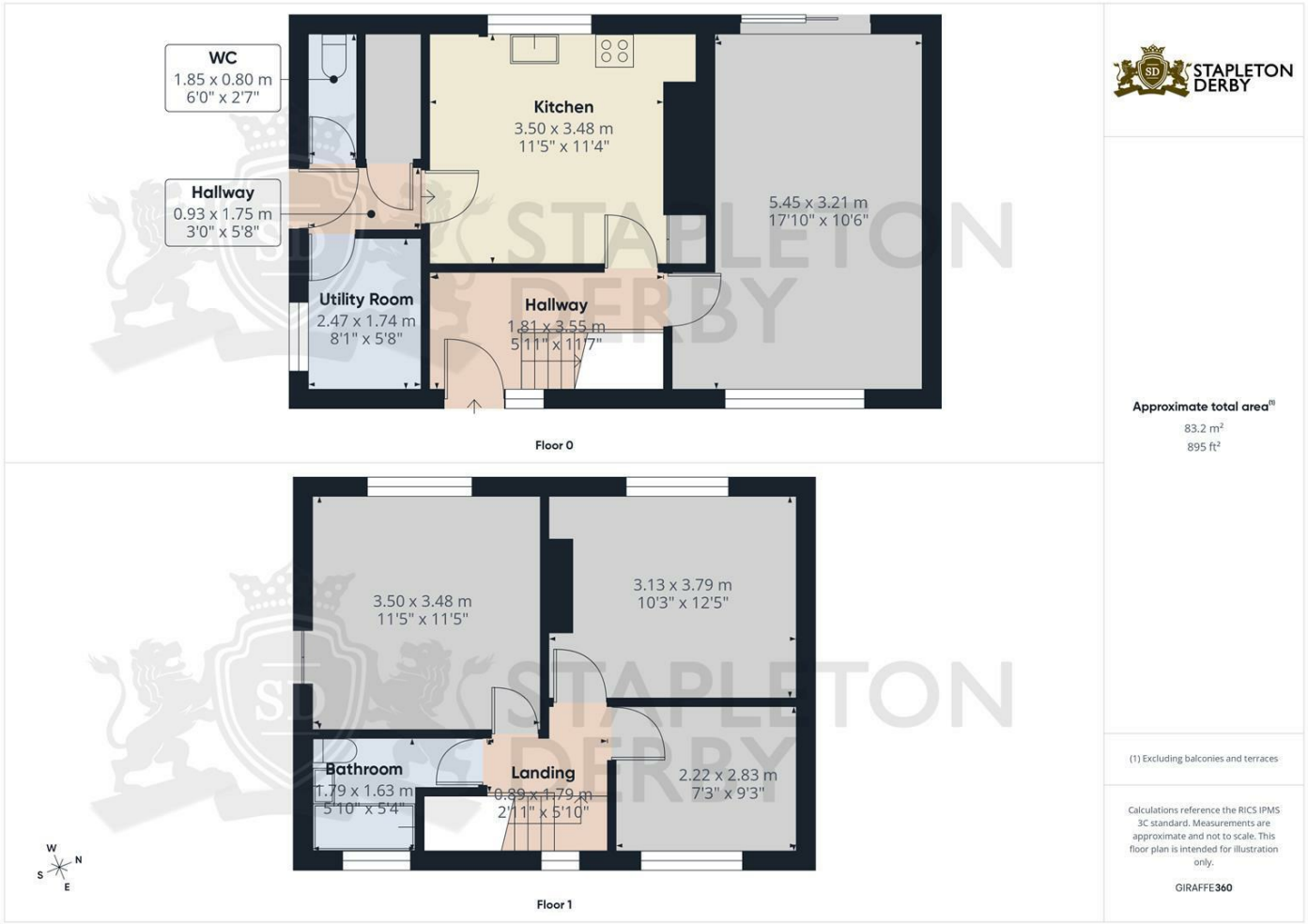

STAPLETON
DERBY


STAPLETON
DERBY

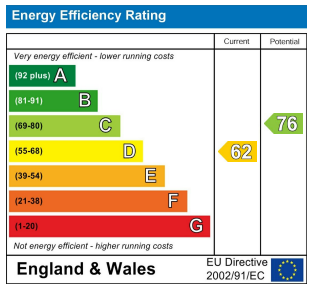


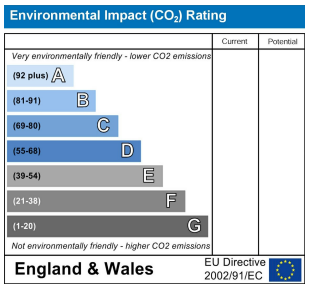

STAPLETON

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.