



# STAPLETON DERBY



## Eagle Crescent, St. Helens, WA11 8BG

£260,000



Nestled in the charming heart of Rainford village, this spacious semi-detached house on Eagle Crescent is an ideal family home. With three well-proportioned bedrooms and a bathroom located on the first floor, this property offers ample space for comfortable living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generous kitchen and a large lounge diner. The lounge diner is particularly inviting, featuring sliding doors that open out onto a beautifully maintained rear garden. This outdoor space is a true sun trap, perfect for enjoying warm summer days or hosting family gatherings.

The property also boasts a driveway that accommodates up to three cars, providing convenience for families with multiple vehicles. Its prime location means that you are within walking distance to local shops and schools, making daily errands and school runs a breeze.

- Semi Detached Family Home
- Well Sized Lounge Diner
- Three Car Driveway To Front
- Walking Distance To Village Centre
- Viewing Highly Recommended
- Three Spacious Bedrooms
- Well Maintained Rear Garden
- No Onward Chain
- Perfect For Families
- EPC - D

