



16 Springfield, St. Helens, WA11 7LW

Asking Price £140,000



**STAPLETON  
DERBY**

Tucked away in the semi-rural area of Springfield, Rainford Junction, this extended semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts three well-proportioned bedrooms and a bathroom located on the first floor, complemented by convenient storage cupboards off the landing.

Upon entering, you are welcomed by a porch and hallway that lead to a generously sized lounge, perfect for relaxation and family gatherings. The dining room seamlessly connects to an open-plan kitchen diner, creating an inviting space for entertaining and daily family meals. There is also a handy ground floor cloakroom / WC.

The rear garden offers a wonderful outdoor space for children to play and for gardening enthusiasts to cultivate their green thumbs. The property is ideally situated near lovely walks and parks, making it a delightful setting for outdoor activities.

With no onward chain, this home is ready for you to move in and make it your own. Additionally, the property benefits from great transport links, ensuring easy access to nearby amenities and the wider area. This semi-detached house is not just a property; it is a great family home waiting to be cherished.





STAPLETON  
DERBY





Goodbye



STAR  
DERBY

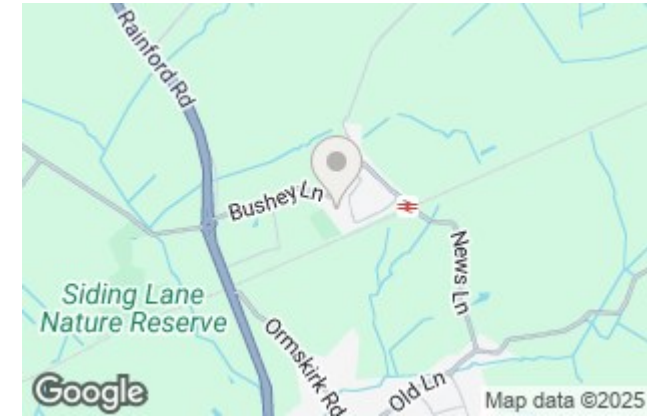
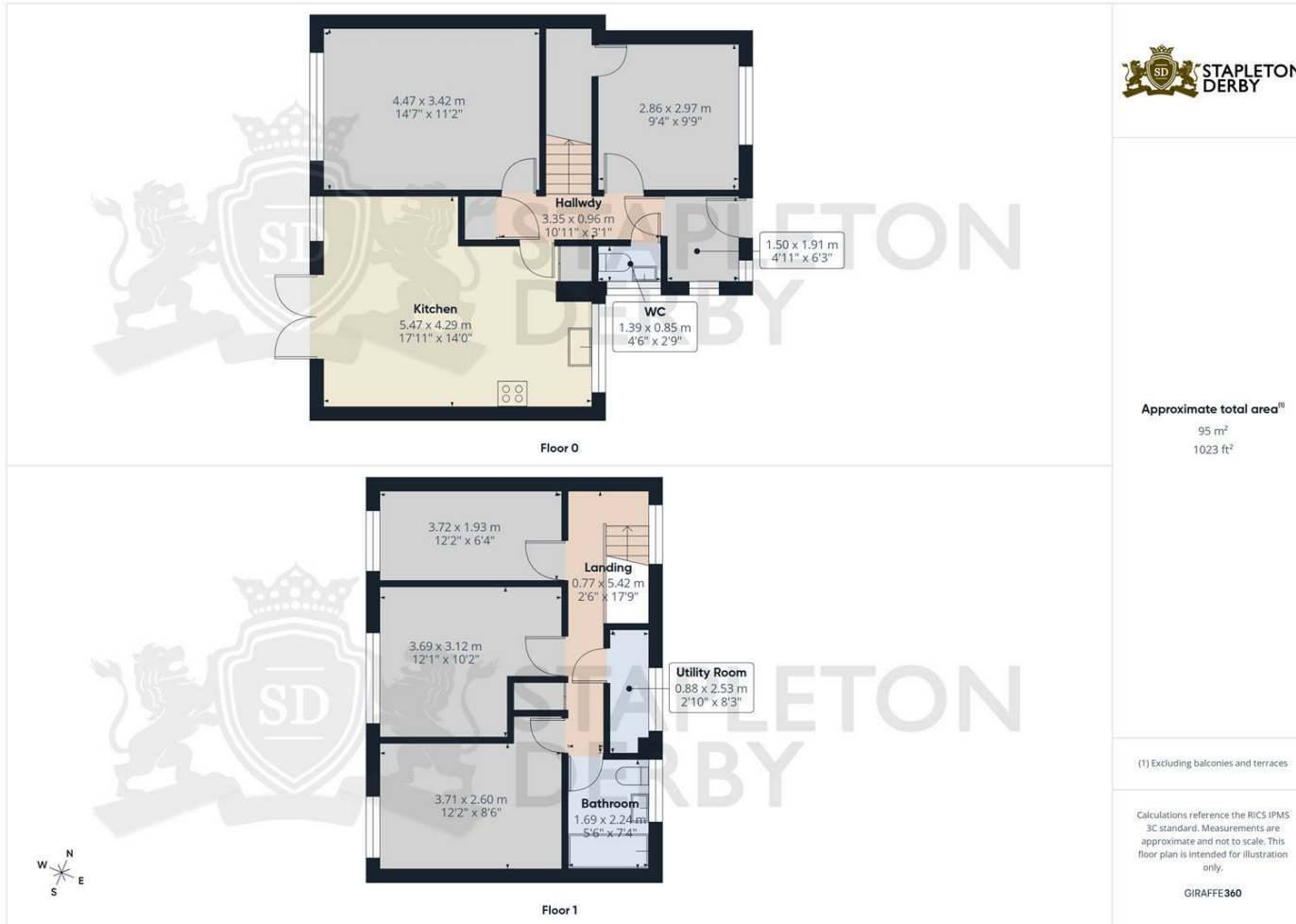
# Stapleton Derby

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.