



STAPLETON

26 The Avenue, St. Helens, WA11 8DT

£390,000



**STAPLETON  
DERBY**

Tucked away in the highly sought-after location of The Avenue in Rainford, St. Helens, this wonderful detached family home offers a unique opportunity for those seeking a blend of comfort and convenience. Set upon a desirable corner plot, the property boasts gardens to the front, side, and rear, providing ample outdoor space for relaxation and play.

Upon entering, you are greeted by a welcoming hall that leads to a spacious lounge, seamlessly open to the dining room, creating an ideal setting for family gatherings and entertaining guests. The kitchen features a charming breakfast area, perfect for casual dining, alongside a utility room that offers practical storage solutions. Additionally, there is integral access to the garage, enhancing the convenience of this well-designed home.

The first floor comprises three generously sized double bedrooms, ensuring plenty of space for family members or guests. A white suite bathroom completes this level, providing a fresh and modern feel. Many properties locally have utilised the high pitch of the roof and extended upwards via adding a dormer, and of course with gardens to three sides extending out is a potential option too, subject to relevant permissions.

This property is situated within walking distance to local shops, pubs, and amenities, as well as popular schools, making it an excellent choice for families. With no onward chain, this home presents a blank canvas for the new owner to personalise and make their own. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this detached house in the heart of Rainford Village is not to be missed.





STARBLETON  
DERBY





**Stapleton Derby**

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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.