



296 Prescot Road, St. Helens, WA10 3AD  
Offers In The Region Of £450,000



Set back on Prescot Road in St. Helens, this impressive detached family home offers a perfect blend of space, comfort, and convenience. Overlooking the picturesque Grange Park Golf Course, the property boasts a generous plot with a large garden to the rear, ideal for outdoor activities and family gatherings. The lengthy driveway provides ample parking for up to five vehicles and leads to a spacious garage, which presents excellent potential for conversion to suit your needs, subject to relevant consents.

Inside, the home features four well-proportioned bedrooms, ensuring plenty of room for family and guests. The two reception rooms offer versatile spaces for relaxation and entertainment, while the dining kitchen is perfect for family meals and gatherings. A utility room adds practicality to daily living, and a handy WC on the ground floor enhances convenience.

This property is situated in a prime location, close to local schools and amenities, making it an ideal choice for families. Additionally, it is just a stone's throw from St. Helens town centre, providing easy access to shops, restaurants, and transport links. With no onward chain, this home is ready for you to move in and make it your own. Furthermore, it boasts a commendable energy efficiency rating of "C," ensuring that your new home is both comfortable and economical to run.

This spacious detached family home is a rare find and is sure to attract considerable interest. Don't miss the opportunity to view this delightful property and make it your own!





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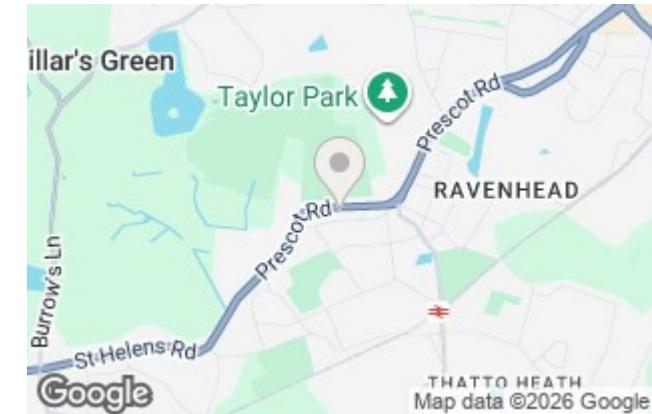
## Stapleton Derby

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