



97 Ormskirk Road, St. Helens, WA11 8DD

Offers Around £315,000



In the heart of Rainford Village on Ormskirk Road is this delightful semi-detached cottage which offers a perfect blend of character and modern living. With spacious rooms throughout, this home is ideal for both relaxation and entertaining. The open-plan lounge diner flows seamlessly into a beautifully designed country-style kitchen, creating a cosy and inviting atmosphere.

The property boasts two generously sized double bedrooms, providing ample space for rest and rejuvenation. A newly installed high-spec bathroom adds a touch of luxury, ensuring comfort for all residents. Recent upgrades, including a new conservatory roof and elegant window shutters, enhance the cottage's appeal, while tasteful redecoration throughout ensures a fresh and contemporary feel.

Surrounded by gardens on three sides, this home features inviting seating areas perfect for enjoying the outdoors. A charming garden bar, complete with electricity, offers a unique space for social gatherings or quiet evenings. The property also includes a detached double garage and a large driveway, providing convenient parking options. The detached garage has previously had planning permission to be replaced by a dwelling, see St Helens Council planning portal for more information. This gives the home even more scope should a buyer have ideas on utilising this space.

Situated close to local schools and amenities, this cottage is not only a beautiful home but also a practical choice for families and professionals alike. With its characterful charm and modern conveniences, this property is a must-see for anyone seeking a tranquil yet connected lifestyle in the heart of Rainford.





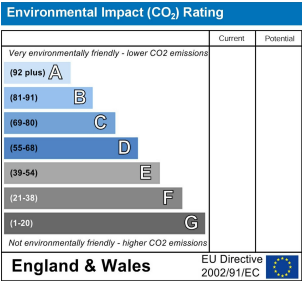
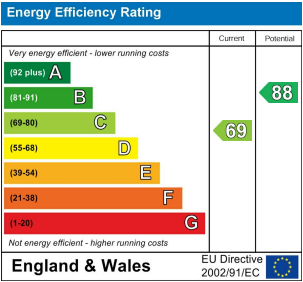
STAPLETON
DERBY





STAPLETON
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



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.