



15 Rookery Lane, St. Helens, WA11 8EE

£199,950



**STAPLETON
DERBY**

Welcome to this charming end terrace house located on Rookery Lane in the heart of Rainford. Offered with no chain, this property presents a fantastic opportunity for first-time buyers or investors looking to make their mark in a desirable area.

As you enter, you are greeted by a welcoming porch that leads into a spacious open plan lounge diner, perfect for both relaxation and entertaining. The kitchen is conveniently situated, providing a functional space for culinary pursuits. A well-appointed shower room is located on the ground floor, adding to the practicality of the home.

Upstairs, you will find two comfortable bedrooms, each offering a peaceful retreat. Additionally, there is useful storage space over the stairs, which houses the modern boiler, ensuring efficiency and convenience.

The property boasts a garden at the rear, ideal for outdoor activities or simply enjoying the fresh air. A detached garage provides extra storage options, while parking bays at the front of the house offer ease of access for residents and guests alike.

Situated in the centre of Rainford village, this home is surrounded by delightful walks and is conveniently close to local schools and amenities. This property is not just a house; it is a place where you can create lasting memories. Don't miss the chance to view this wonderful home with great potential.

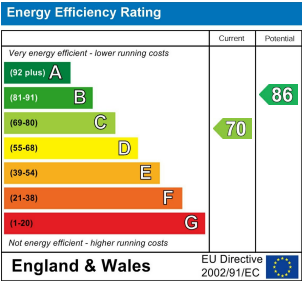








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