STAPLETON DERBY



# Church Road, St. Helens, WA11 8PX

## £295,000

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Located in the charming village of Rainford, St. Helens, this delightful semi-detached cottage on Church Road offers a perfect blend of character and modern living. With no onward chain, this property is an excellent opportunity for those seeking a home that is both spacious and inviting.

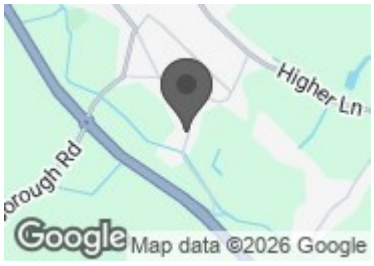
The cottage boasts three generously sized bedrooms, providing ample space for family or guests. Additionally, a versatile loft room currently serves as a gaming area, adding to the home's appeal. The large open-plan lounge diner is perfect for entertaining, while the "L" shaped kitchen leads seamlessly to an additional dining and utility area, making it a practical choice for everyday living.

Outside, the property features a driveway that accommodates up to four vehicles, ensuring convenience for residents and visitors alike. The rear garden is a delightful retreat, complete with a summer house that houses a pool table, perfect for leisure and relaxation.

- Extended Semi Detached House
- Open Plan Lounge Diner
- Three Bedrooms To First Floor
- Summer House To Rear
- No Onward Chain
- Three Bedrooms
- "L" Shaped Kitchen With Breakfast Area
- Loft Room Ideal As A Study / Gaming Area
- Heart Of Rainford Village
- EPC - D








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