



350 Ormskirk Road, St. Helens, WA11 7ST

Asking Price £399,950



**STAPLETON
DERBY**

Positioned on the outskirts of Rainford Village, this charming and thoughtfully extended three bedroom semi-detached cottage combines character, generous living space, and far-reaching countryside views to both the front, side and rear, all set within an attractive corner plot. Located in a highly desirable semi-rural setting, the property remains conveniently close to well-regarded schools, local shops, and village amenities, making it perfectly suited to both families and professionals.

The ground floor comprises a welcoming porch, living room, dining area, kitchen and conservatory to the side offering showcasing panoramic views of the surrounding farmland. To the first floor, there are two generously sized double bedrooms, and a family bathroom. The main bedroom has built in wardrobes, the second bedroom has its own dressing area.

A further staircase leads to a versatile loft room, perfect as a third double bedroom, home office, playroom, or additional storage space. This room is original and not an extension, it has storage in the eaves and a high pitch with Velux window along with a side window maximising the stunning views.

Externally, the property benefits from both off-road and on-road parking, a front lawn, and gated side access with additional parking capacity to the rear. The rear garden is a true highlight—featuring a large lawn and patio area, garage and workshop that directly overlooks open fields, offering a peaceful and private outdoor retreat.

Additional features include a FREEHOLD tenure, EPC rating TBC. This is a truly stunning home that must be viewed to be fully appreciated.









STAPLETON
DERBY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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.