



141 Church Road, St. Helens, WA11 8QH

Asking Price £240,000



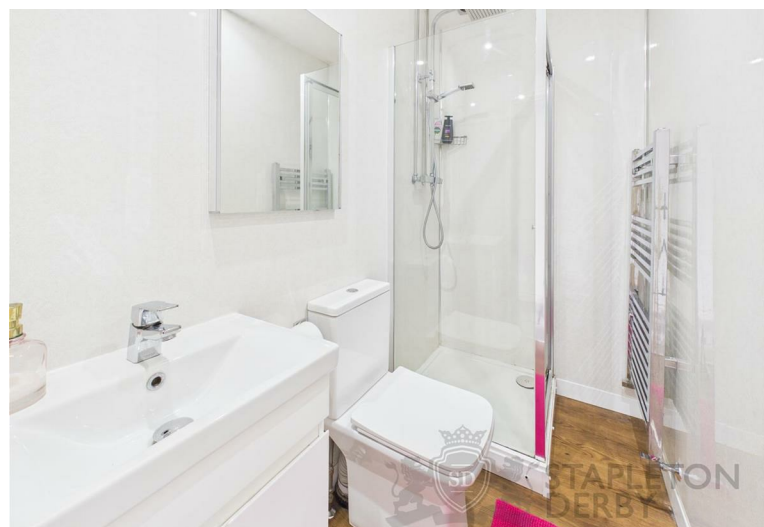


Nestled in the charming village of Rainford, this delightful cottage on Church Road offers a perfect blend of character and modern living. With two inviting reception rooms opened into one, this home is designed for both relaxation and entertaining. The ground floor features a welcoming porch that leads into an open plan lounge and dining area, creating a warm and sociable atmosphere. The well-appointed kitchen, along with a convenient utility room and WC, adds to the practicality of this lovely space.

As you ascend to the first floor, you will find two spacious double bedrooms, each providing a serene retreat. The modern shower room is tastefully designed, ensuring comfort and convenience for residents and guests alike.

Outside, the property boasts driveway parking for two vehicles, a valuable asset in this sought-after area. The landscaped rear garden is a true highlight, featuring a charming summer house that can serve as a home office, gym, or simply a peaceful spot to unwind.

Situated within walking distance to local shops, schools, and amenities, this cottage is an ideal choice for first-time buyers seeking a vibrant community. With its unique character and practical features, this property is not to be missed. Embrace the opportunity to make this enchanting cottage your new home.











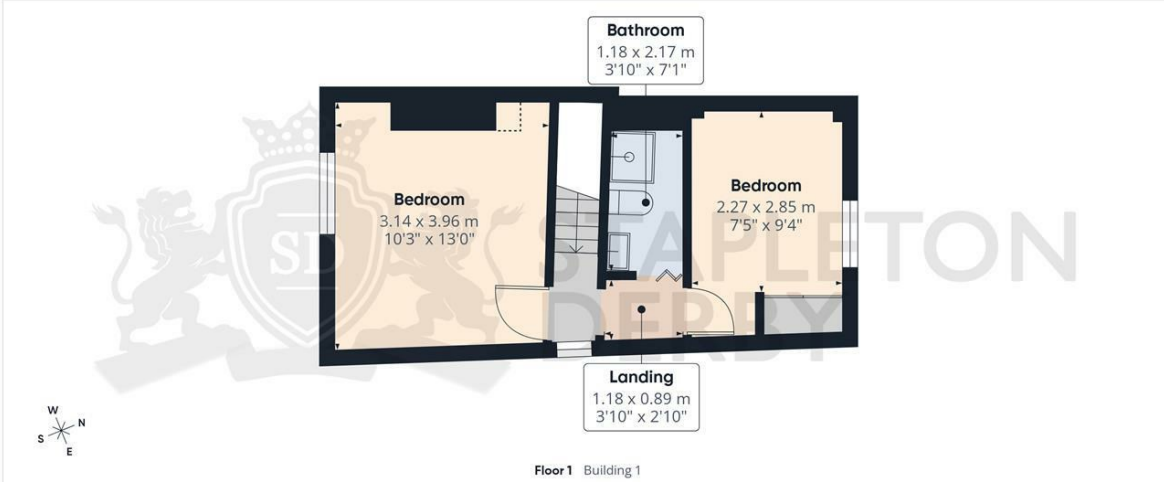
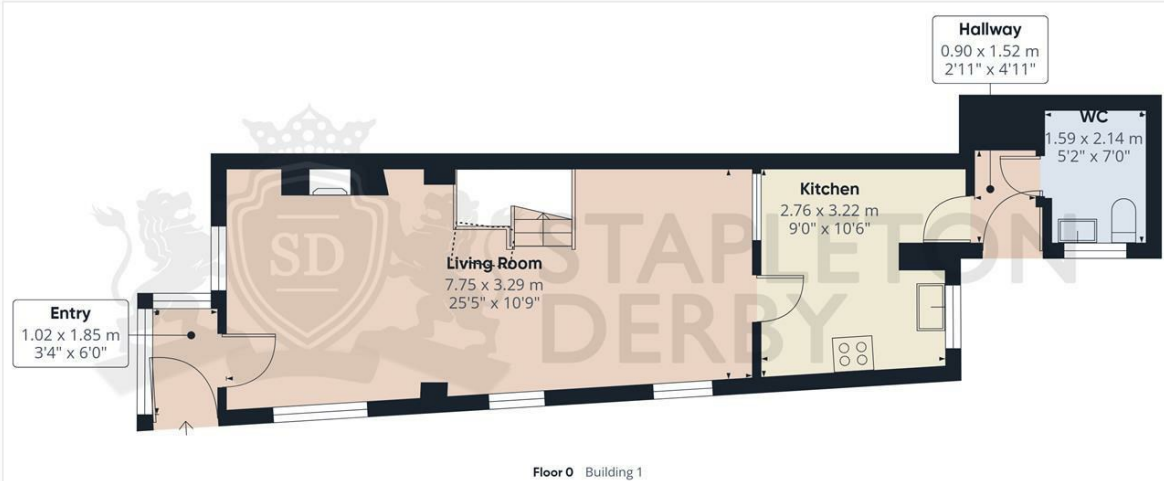




STAPLETON  
DERBY



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**STAPLETON DERBY**

Approximate total area<sup>(1)</sup>

66.8 m<sup>2</sup>  
720 ft<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| 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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.