



118, Ormskirk Road, Rainford, WA11 8JD

£200,000

**David
Davies** Collection

118, Ormskirk Road, Rainford, WA11 8JD

- EPC: E
- Council Tax Band: A - St Helens
- Freehold
- NO CHAIN
- Mid Terraced Property
- Three Bedrooms
- Stunning Modern Kitchen Diner
- Two Bathrooms
- Private Rear Garden
- Off Road Parking

Situated in the highly sought-after village of Rainford, and within a small proximity of local shops, reputable schools and everyday amenities, this beautifully refurbished three-bedroom cottage offers an excellent blend of character and modern convenience, with ' NO CHAIN.'

The property has recently undergone a programme of improvement in recent years, including the installation of a contemporary fitted kitchen and a stylish new bathroom, resulting in a home that is ready for immediate occupation.

The accommodation briefly comprises a welcoming entrance hall, a comfortable lounge, a spacious dining kitchen ideal for both family living and entertaining, and a modern ground floor bathroom.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from the added convenience of a WC and wash basin.

Externally, the property enjoys access to a private road providing off-road parking and a garage. To the rear is a pleasant lawned garden with fenced boundaries, offering a private outdoor space to relax and enjoy.

This freehold property represents a fantastic opportunity to acquire a charming home in a prime village location, combining period appeal with modern finishes.

EPC: E







Total area: approx. 65.7 sq. metres (707.1 sq. feet)



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Patrick Davies

