



**163, Ormskirk Road, St Helens, WA11 8HR**

**Offers Over £145,000**

*David  
Davies* *Collection*



## 163, Ormskirk Road, St Helens, WA11 8HR

- EPC:C
- Two Bedroomed Terraced
- Garage to Rear
- GCH & UPVC DG
- Large Kitchen & Utility
- First Floor Shower Room
- Freehold

We are delighted to bring to the market this very well sized two bedroomed terraced property, which offers off road parking within the garage to the rear of the property. This must be seen to be appreciated and would lend itself to a 'First Time Buyer' or a couple looking to down size.

Offering larger than expected internal accommodation. Entering the property you step into the lounge, which has a feature fireplace and large window to the front. Leading through here is the kitchen, which offers an array of wall and base units with contrasting work surface areas, uniquely the kitchen has a central island which is a lovely feature, integrated dishwasher and stairs leading to the first floor. There is a space for a free standing 'American style' fridge freezer, dining table and chairs and ample under stairs storage. From here leads through to the utility, which is a rarity in this style of property. Here houses the boiler (which we are advised was fitted in 2017 and is annually serviced, we await documentation to confirm this) and plumbing for a washing machine. Further here is the rear external door which leads to the rear garden. We are advised is a 'sun trap', is mainly paved for ease of maintenance and gives access to the garage.

To the first floor are two bedrooms, bedroom two offers built in wardrobes. There is also a white shower room, which we are advised has previously housed a bath.

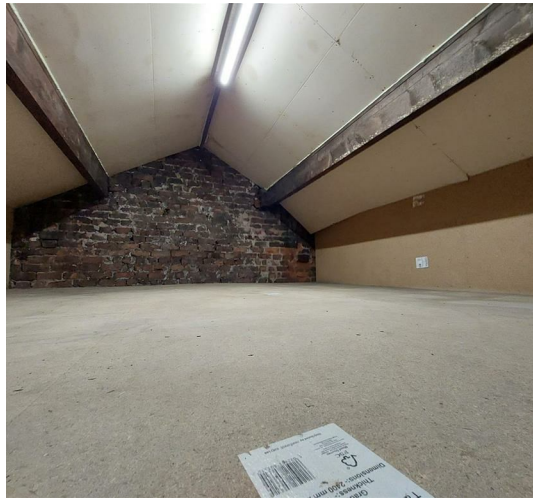
With access to all local amenities Rainford offers, including local bus routes to both St Helens & Ormskirk town centre and the A580 East Lancashire Road and M58 motorway within close proximity.

We are advised there are also current gas safety certificates (expire May '22) and electrical certificate (expire June '24), We await copies of these documents to confirm.


EPC:C













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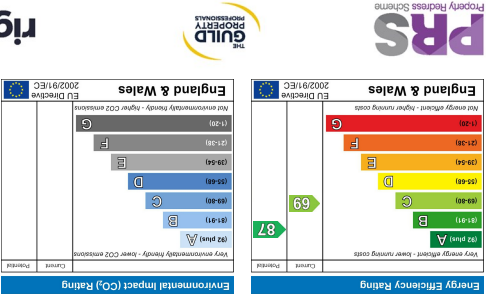
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