



STAPLETON DERBY



Church Road, St. Helens, WA11 8QB

£290,000



Stapleton Derby are delighted to bring to market this stunning 18th century cottage located in the desirable area of Rainford Village. Situated in close proximity to local amenities, schools, shops and is ideally positioned for transport and commuter links. In brief, the property comprises of: entrance porch, spacious living room with a beautiful fireplace, a dining area also benefiting from a fireplace giving it a homely feel, a fully fitted modern kitchen with an additional pantry area and finally a conservatory which benefits from both a glass roof and underfloor heating. To the first floor there are two bedrooms and a new family shower room. The property boasts both a garden and has a three car driveway, as well as UPVC double glazing, gas central heating, and a combi boiler. The property is a true family treasure that shouldn't be missed. It is situated on one of Rainford's most exclusive roads and boasts a fantastic rural setting with lots of wonderful walking paths right outside your door. Viewing is highly recommended to see the true beauty of this home.



- FREEHOLD
- EPC D
- TWO BEDROOMS
- BRAND NEW FAMILY SHOWER ROOM
- THREE CAR DRIVEWAY
- COUNCIL TAX B
- TRADITIONAL SEMI DETACHED COTTAGE
- MODERN FITTED KITCHEN
- CONSERVATORY
- VIEWING HIGHLY RECOMMENDED

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD
Tel: 01744 889 999 Email: office@stapletonderby.co.uk www.stapletonderby.co.uk