



97 Ormskirk Road, St. Helens, WA11 8DD

Offers Around £315,000



In the heart of Rainford Village on Ormskirk Road is this delightful semi-detached cottage which offers a perfect blend of character and modern living. With spacious rooms throughout, this home is ideal for both relaxation and entertaining. The open-plan lounge diner flows seamlessly into a beautifully designed country-style kitchen, creating a cosy and inviting atmosphere.

The property boasts two generously sized double bedrooms, providing ample space for rest and rejuvenation. A newly installed high-spec bathroom adds a touch of luxury, ensuring comfort for all residents. Recent upgrades, including a new conservatory roof and elegant window shutters, enhance the cottage's appeal, while tasteful redecoration throughout ensures a fresh and contemporary feel.

Surrounded by gardens on three sides, this home features inviting seating areas perfect for enjoying the outdoors. A charming garden bar, complete with electricity, offers a unique space for social gatherings or quiet evenings. The property also includes a detached double garage and a large driveway, providing convenient parking options. The detached garage has previously had planning permission to be replaced by a dwelling, see St Helens Council planning portal for more information. This gives the home even more scope should a buyer have ideas on utilising this space.

Situated close to local schools and amenities, this cottage is not only a beautiful home but also a practical choice for families and professionals alike. With its characterful charm and modern conveniences, this property is a must-see for anyone seeking a tranquil yet connected lifestyle in the heart of Rainford.





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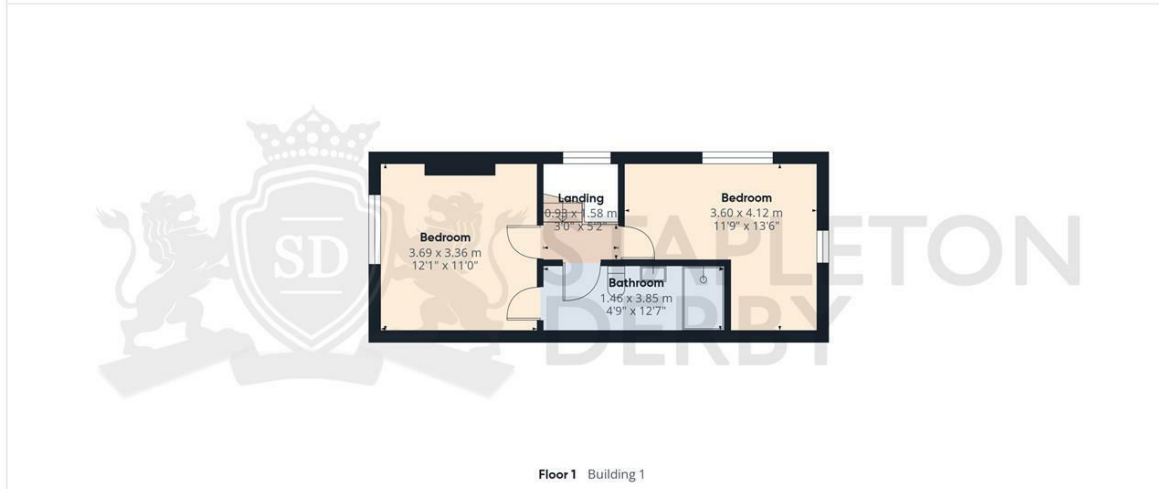
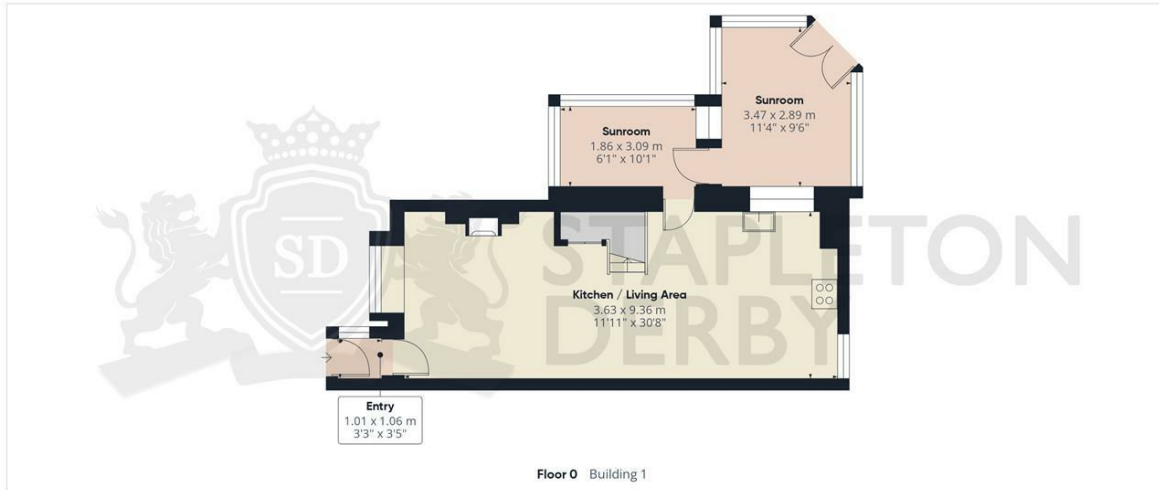
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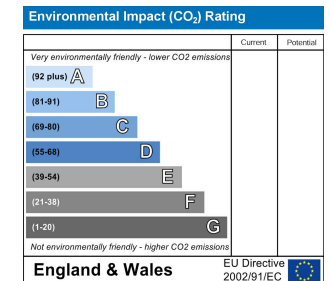
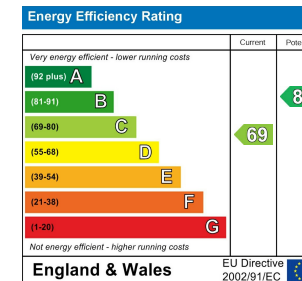

Approximate total area[®]

82.3 m²
886 ft²

(1) Excluding balconies and terraces

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

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