



348 Ormskirk Road, St. Helens, WA11 7ST
Offers Over £425,000

 **STAPLETON
DERBY**

Nestled on the edge of Rainford Village, this beautifully extended three/four-bedroom semi-detached cottage offers a rare blend of character, space, and uninterrupted countryside views to both the front and rear. Set within a sought-after semi-rural location, the property enjoys close proximity to local schools, shops, and village amenities, making it ideal for families and professionals alike.

Internally, the accommodation is thoughtfully arranged and finished to a high standard throughout. The ground floor comprises a welcoming porch, spacious living room, cosy snug, downstairs WC, utility room, and a stunning open-plan kitchen/dining area that overlooks the rear garden and showcases panoramic views of the surrounding farmland. To the first floor, there are three generously sized double bedrooms, including a master suite with fitted wardrobes forming a dedicated dressing area, alongside a modern family bathroom. A further staircase leads to a versatile loft room, perfect as a fourth bedroom, home office, playroom, or additional storage space. Externally, the property benefits from both off-road and on-road parking, a front lawn, and gated side access with additional parking capacity. The rear garden is a true highlight—featuring a large lawn and patio area that directly overlooks open fields, offering a peaceful and private outdoor retreat.

Additional features include a newly installed boiler and shower, FREEHOLD tenure, EPC rating to be confirmed and NO CHAIN. This is a truly stunning home that must be viewed to be fully appreciated.





STAPLETON
DR3





Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO ₂) 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		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions (92 plus)		Very environmentally friendly - lower CO ₂ emissions (92 plus)	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
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.