



# STAPLETON DERBY



Rookery Lane, St. Helens, WA11 8EE

£199,950

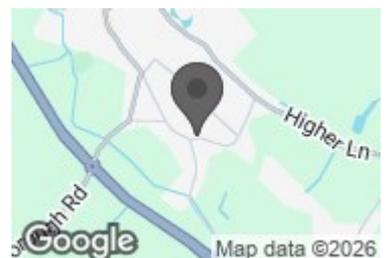


Welcome to this charming end terrace house located on Rookery Lane in the heart of Rainford. Offered with no chain, this property presents a fantastic opportunity for first-time buyers or investors looking to make their mark in a desirable area.

As you enter, you are greeted by a welcoming porch that leads into a spacious open plan lounge diner, perfect for both relaxation and entertaining. The kitchen is conveniently situated, providing a functional space for culinary pursuits. A well-appointed shower room is located on the ground floor, adding to the practicality of the home.

Upstairs, you will find two comfortable bedrooms, each offering a peaceful retreat. Additionally, there is useful storage space over the stairs, which houses the modern boiler, ensuring efficiency and convenience.

- End Terrace House
- No Onward Chain
- Open Plan Lounge Diner
- Detached Garage For Storage To Rear
- Central Village Location
- Ideal First Time Buy Or Investment
- Porch To Front
- Two Bedrooms
- Fenced Garden Area
- EPC - TBC



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