



142, Church Road, Rainford, WA11 8PX

Offers In The Region Of £220,000

*David
Davies* Collection

142, Church Road, Rainford, WA11 8PX

- EPC:E
- Council Tax Band: C
- Freehold
- Modern End Terraced Cottage
- Lovely Reception Room With Log Burner
- Open Plan Kitchen Dining Area
- Ground Floor Family Bathroom
- Three Bedrooms
- Low Maintenance Rear Garden
- Parking To The Front Of The Property

We are delighted to welcome to the sales market this stunning, three bedroomed end terraced cottage, built in 1852. The property is in a much sought-after area and rarely available position on Church Road, Rainford.

This beautiful home masterfully balances an abundance of living space, whilst maintaining the fabulous cottage feeling.

Providing a fabulous lounge area incorporating a traditional log burner, leading through to the kitchen / dining area, we have a fully fitted kitchen of a good size with an extensive array of wall and base storage solutions and premium solid worktops and integrated appliances. The four piece family bathroom completes the ground floor.

To the first floor are two double and one single bedroom. In the double bedrooms is space for free standing wardrobes for storage. To the master bedroom is a additional W.C and sink.

To the rear of this home is an outstanding low maintenance rear garden with artificial grass, paved area and seating.

To the front is a parking space, right under the front window.

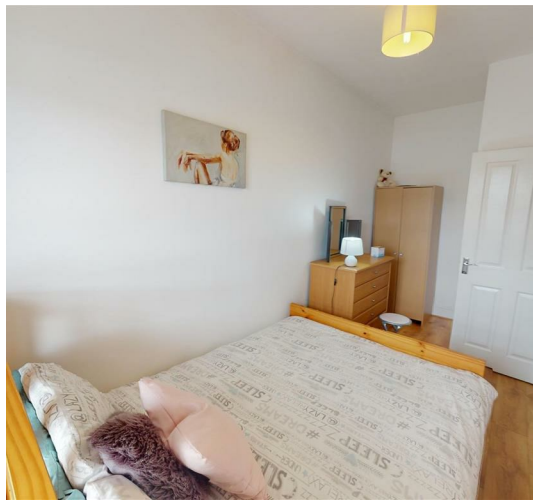
The property offers excellent access to the local amenities Rainford offers, local countryside walks, along with easy access for commuters to the major local road network and bus routes to both St Helens and Ormskirk town centres.

In October 2016 the property benefited from:
Full New Gas Central Heating Installed
Full Re Wire and consumer unit installed
Walls and ceiling re plastered
New kitchen and bathroom

In June 2021 All new replacement windows and front door

EPC:E







David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Paul Davis

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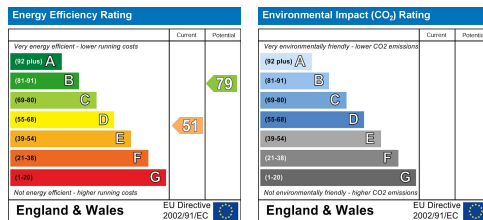
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