



**97, Ormskirk Road, Rainford, WA11 8DD**

**£280,000**

*David  
Davies*  *Collection*





## 97, Ormskirk Road, Rainford, WA11 8DD

- EPC: C
- Council Tax Band: B
- Freehold
- Two Bedroomed Cottage
- Large Detached Garage – 5.5m x 5.2m
- Newly Fitted Roof - Insurance Backed Guarantee
- Newly Fitted Combi / Condenser Boiler
- New Cast Iron Radiators
- Modern Shower Room Fitted 2023
- Great Location

David Davies Sales & Lettings is delighted to bring to the sales market this two bedroomed cottage situated in a much sought-after area and rarely available position in Rainford.

The accommodation briefly comprises; Entrance porch with the living area all open plan and dining area to the rear.

The kitchen is of a good size and fitted with a range of base and wall storage units with complimentary work surfaces.

To the rear of the property, we have a beautiful study / morning room and separate conservatory overlooking the rear garden.

The garden area has turf laid to lawn, and a large patio area complimented with established trees and shrubs. The garden is private and walled with gate access.

To the first floor we have two large double bedrooms. The newly fitted shower room completes the first floor. The property benefits from gas central heating and UPVC double glazing throughout.

The property has an impressive, large detached double garage with electric up and over door.

The property is close to all amenities and has great schools on the doorstep, including Rainford High School.

Commuter links also very good having the Rainford bypass in close proximity, along with the M58 Motorway. Internal inspection is advised on the property as it has been done to a very high standard.

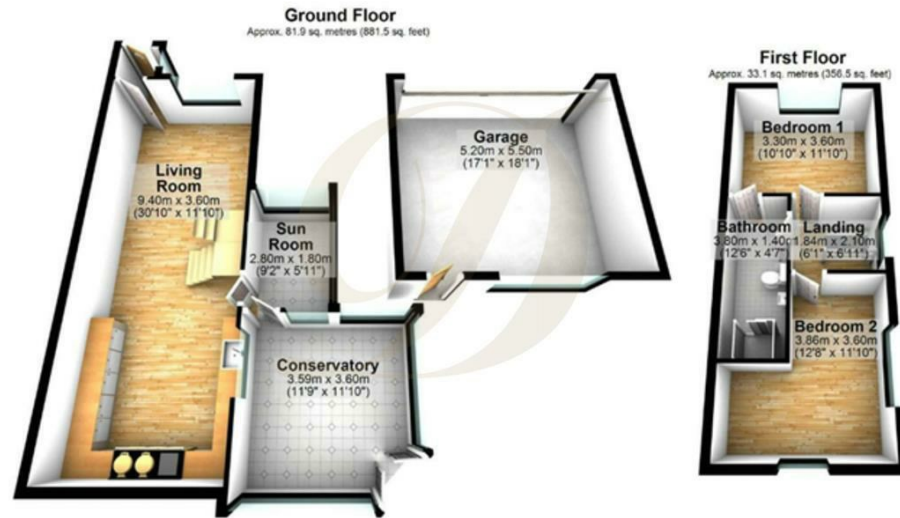
EPC:C











**David Davies**

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*David Paul Davies*

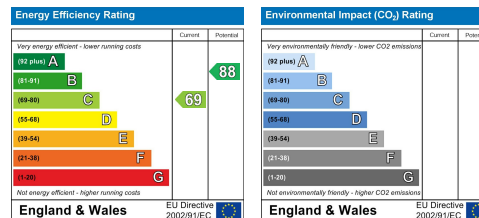
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