



52, Ormskirk Road, Rainford, WA11 8DB

£325,000

*David
Davies* *Collection*



52, Ormskirk Road, Rainford, WA11 8DB

- EPC:D
- Council Tax Band: D - St Helens
- Freehold
- No Onward Chain
- Extended Detached Home
- Modernised Throughout
- Three Reception Rooms
- Two Bathrooms
- Three Double Bedrooms
- Off Road Parking

Situated along Ormskirk Road in the heart of the highly desirable village of Rainford, St Helens, this beautifully refurbished three-bedroom detached residence offers an exceptional opportunity to acquire a stylish and spacious family home with the benefit of 'No Onward Chain'

With three versatile reception rooms, two bathrooms, and a thoughtfully designed layout, the property seamlessly combines modern comfort with timeless character.

Upon entry, you are welcomed by a bright entrance hall that sets the tone for the home's elegant presentation. A ground floor shower room and WC provide everyday practicality, while the main living accommodation comprises a comfortable lounge, a formal dining room, an additional sitting room, and a brand new modern kitchen. Together, these rooms provide a wealth of space for both family living and entertaining, catering perfectly to modern lifestyles.

To the first floor, the property offers three generous double bedrooms, each filled with natural light, alongside a modern family bathroom designed for both convenience and relaxation.

Externally, the home sits on a generous plot with gardens to the front and side, enhancing its kerb appeal and offering pleasant outdoor seating areas.

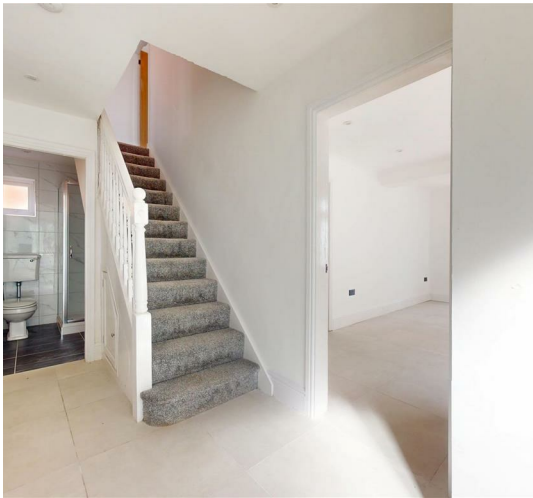
To the rear, a spacious paved patio creates the ideal setting for alfresco dining and summer gatherings with friends and family. With high secured gates allowing the ability to park your car off the street.

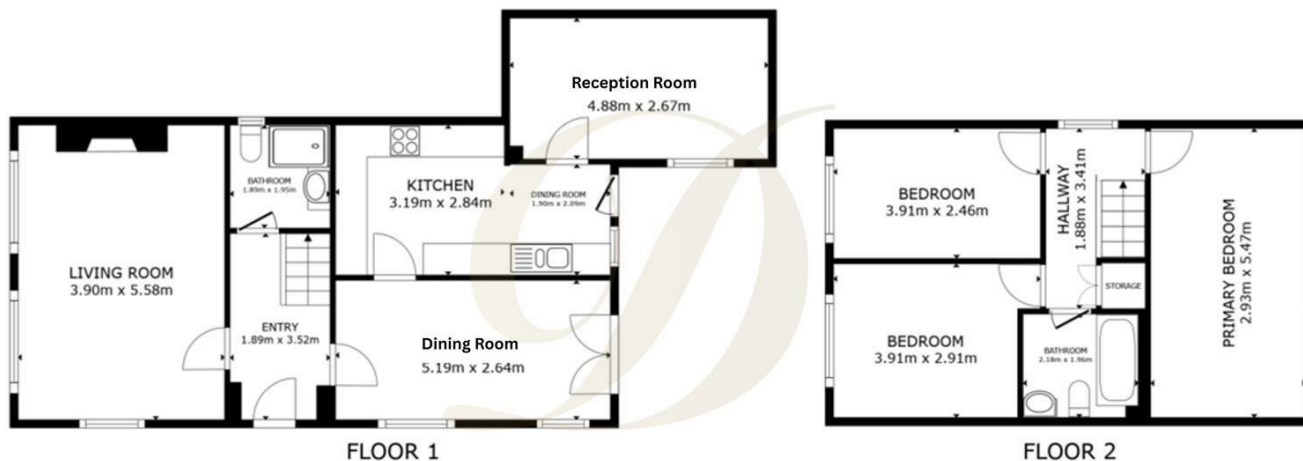
Perfectly positioned close to the centre of Rainford Village, residents will benefit from a wealth of local amenities, schools, and excellent transport links while enjoying the charm and tranquillity of this much-loved community. Offered with no onward chain, the property presents a rare opportunity for a swift and hassle-free purchase.

This outstanding detached home is a true gem and must be viewed to fully appreciate the quality of accommodation on offer.

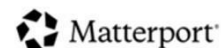
EPC:D







GROSS INTERNAL AREA
FLOOR 1 74.2 m² FLOOR 2 48.8 m²
TOTAL : 123.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



David Davies

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Energy Efficiency 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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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			
England & Wales	EU Directive 2002/91/EC		

Information on tenant permitted fee's can be accessed via the link below
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