



4 Star Cottages Church Road, St Helens, WA11 8PX
£219,950

 **STAPLETON
DERBY**

Set back in a tranquil location just off Church Road in Rainford, St. Helens, this charming mid-terrace cottage offers a delightful retreat from the hustle and bustle of everyday life. Star Cottages are down a private lane away from the main road, with just a few houses making them quite exclusive. With two generously sized double bedrooms, this property is perfect for small families or couples seeking a peaceful abode.

Upon entering, you are welcomed into a porch which flows into the fitted kitchen, and then into an open plan lounge diner, creating a warm and inviting atmosphere ideal for both relaxation and entertaining. The newly fitted bathroom on the first floor adds a touch of modern convenience, ensuring that your daily routines are both comfortable and stylish. The boiler is a modern Worcester boiler, and is just over 12 months old.

The cottage boasts a well-sized landscaped rear garden, a true gem that basks in sunlight until late evening, making it an excellent space for outdoor gatherings or simply enjoying a quiet moment in nature. Additionally, the property includes an allocated parking space, providing ease and accessibility.

Situated within walking distance to the amenities of Rainford village, you will find shops, cafes, and local services just a short stroll away. The upstairs back bedroom offers picturesque views of the surrounding farmland, enhancing the serene atmosphere of this lovely home.

This property is a perfect blend of comfort, convenience, and charm, making it an ideal choice for those looking to embrace a peaceful lifestyle in a beautiful setting. Don't miss the opportunity to make this delightful cottage your new home.









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			87
(81-91) B			
(69-80) C			
(55-68) D		73	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
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	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.