



91 Ormskirk Road, St Helens, WA11 8DD

Fixed Asking Price £170,000



**CASH ONLY** Welcome to this charming end terrace house located on Ormskirk Road in the picturesque village of Rainford, St. Helens. This property boasts a versatile layout, previously serving as a shop, which presents a unique opportunity for those with a vision to convert it back, subject to the necessary planning consents.

The house features two / three bedrooms, providing ample space for families or those looking to create a comfortable home. The flexible arrangement allows for the possibility of two or three bedrooms and one or two reception rooms, depending on your personal preferences and needs. This adaptability makes it an ideal choice for buyers seeking a property that can evolve with their lifestyle.

Character abounds in this home, offering a delightful blend of traditional features that are waiting to be enhanced with a little tender loving care. The property is sold with no onward chain, allowing for a smooth and straightforward purchase process.

Additionally, the property includes a detached garage and a parking space to the rear, adding to its appeal as a great investment opportunity. Whether you are a first-time buyer, a growing family, or an investor looking for a project, this end terrace house on Ormskirk Road is sure to capture your interest. Don't miss the chance to make this unique property your own. **CASH ONLY**





STAPLETON  
DERBY





STAPLETON  
DERBY

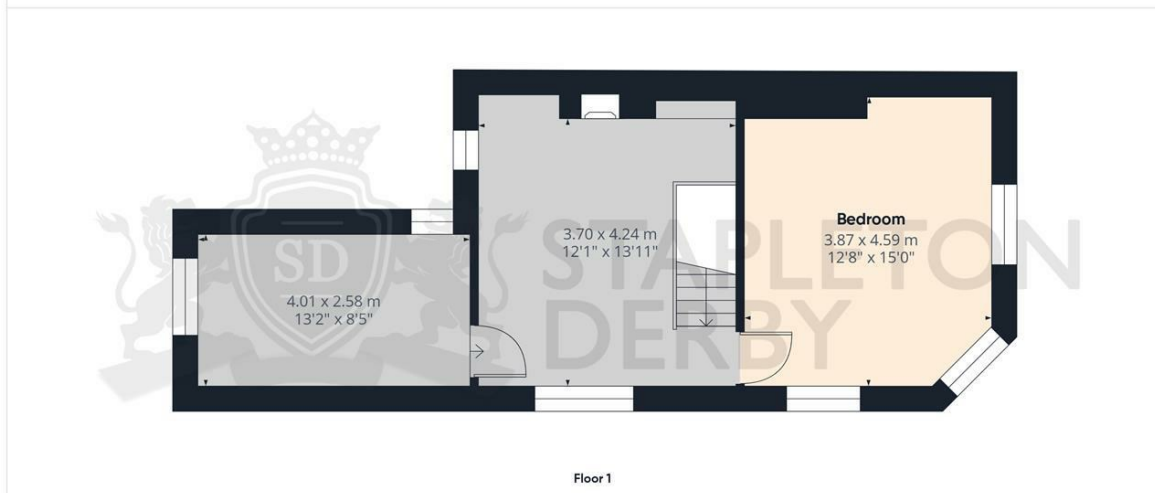
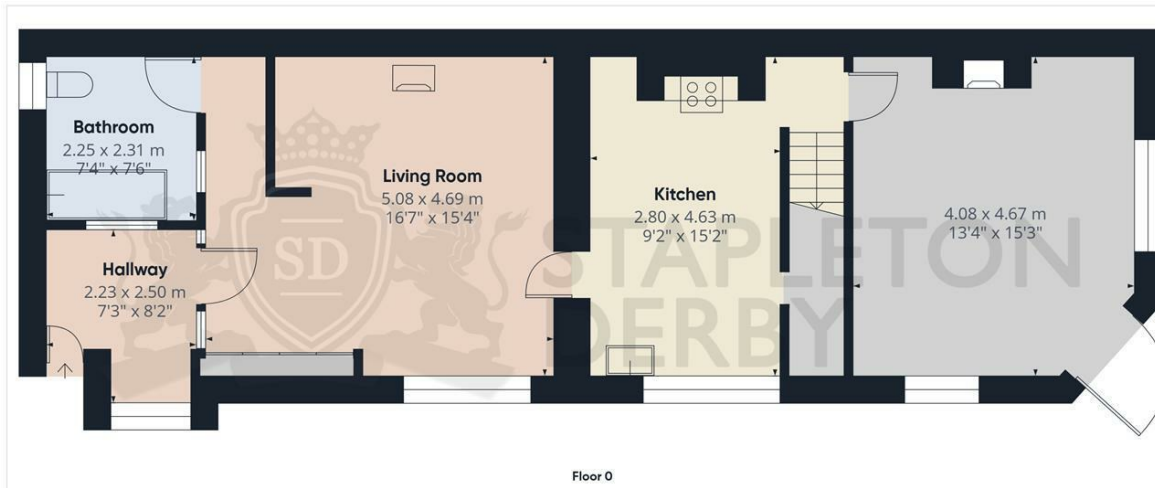
# Stapleton Derby

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 0151 430 0717 01744 889 999

office@stapletonderby.co.uk

www.stapletonderby.co.uk



**Approximate total area<sup>®</sup>**  
109.3 m<sup>2</sup>  
1178 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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.