



118, Ormskirk Road, Rainford, WA11 8JD

£200,000

**David**  
**Davies** *Collection*

# 118, Ormskirk Road, Rainford, WA11 8JD

- EPC: E
- Freehold
- Three Bedrooms
- Two Bathrooms
- Private Rear Garden
- Council Tax Band: A - St Helens
- Mid Terraced Property
- Stunning Modern Kitchen Diner
- Excellent Village Location
- Off Road Parking

Situated in the highly sought-after village of Rainford, and within a small proximity of local shops, reputable schools and everyday amenities, this beautifully refurbished three-bedroom cottage offers an excellent blend of character and modern convenience.

The property has recently undergone a programme of improvement in recent years, including the installation of a contemporary fitted kitchen and a stylish new bathroom, resulting in a home that is ready for immediate occupation.

The accommodation briefly comprises a welcoming entrance hall, a comfortable lounge, a spacious dining kitchen ideal for both family living and entertaining, and a modern ground floor bathroom.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from the added convenience of a WC and wash basin.

Externally, the property enjoys access to a private road providing off-road parking and a garage. To the rear is a pleasant lawned garden with fenced boundaries, offering a private outdoor space to relax and enjoy.

This freehold property represents a fantastic opportunity to acquire a charming home in a prime village location, combining period appeal with modern finishes.

EPC: E







Total area: approx. 65.7 sq. metres (707.1 sq. feet)



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, David*

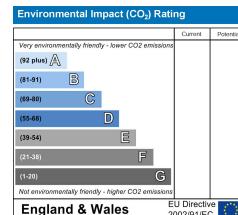
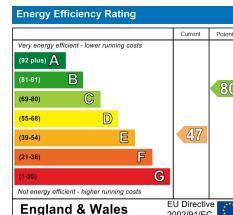
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit [allisonsfinancial.com](http://allisonsfinancial.com)

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below  
[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

22 Church Road, Rainford, St Helens, WA11 8HE  
 T: 01744 885753  
 sales@daviddaviesestateagent.co.uk  
 lettings@daviddaviesestateagent.co.uk  
[www.daviddaviesestateagent.co.uk](http://www.daviddaviesestateagent.co.uk)