



122 Church Road, St Helens, WA11 8PX
Offers Around £190,000

 **STAPLETON
DERBY**

Nestled in the heart of Rainford village, this charming character terraced cottage on Church Road offers a delightful opportunity for both first-time buyers and investors alike. With its prime location, residents will enjoy easy access to local shops, schools, and excellent transport links, making daily life both convenient and enjoyable.

The cottage boasts two spacious double bedrooms, providing ample room for relaxation and rest. The two reception rooms are perfect for entertaining guests or enjoying quiet evenings at home, allowing for a versatile living space that can be tailored to your needs.

While the property retains many character features that add to its charm, it does require some tender loving care, presenting a blank canvas for those looking to put their personal touch on their new home. This is an exciting opportunity to create a space that truly reflects your style and preferences.

Additionally, the well-sized front and rear garden areas offer potential for outdoor enjoyment, whether it be for gardening or simply soaking up the sun.

In summary, this cottage is a wonderful prospect for anyone seeking a home with character in a vibrant community. With a little imagination and effort, this property can be transformed into a delightful residence that you will be proud to call home.









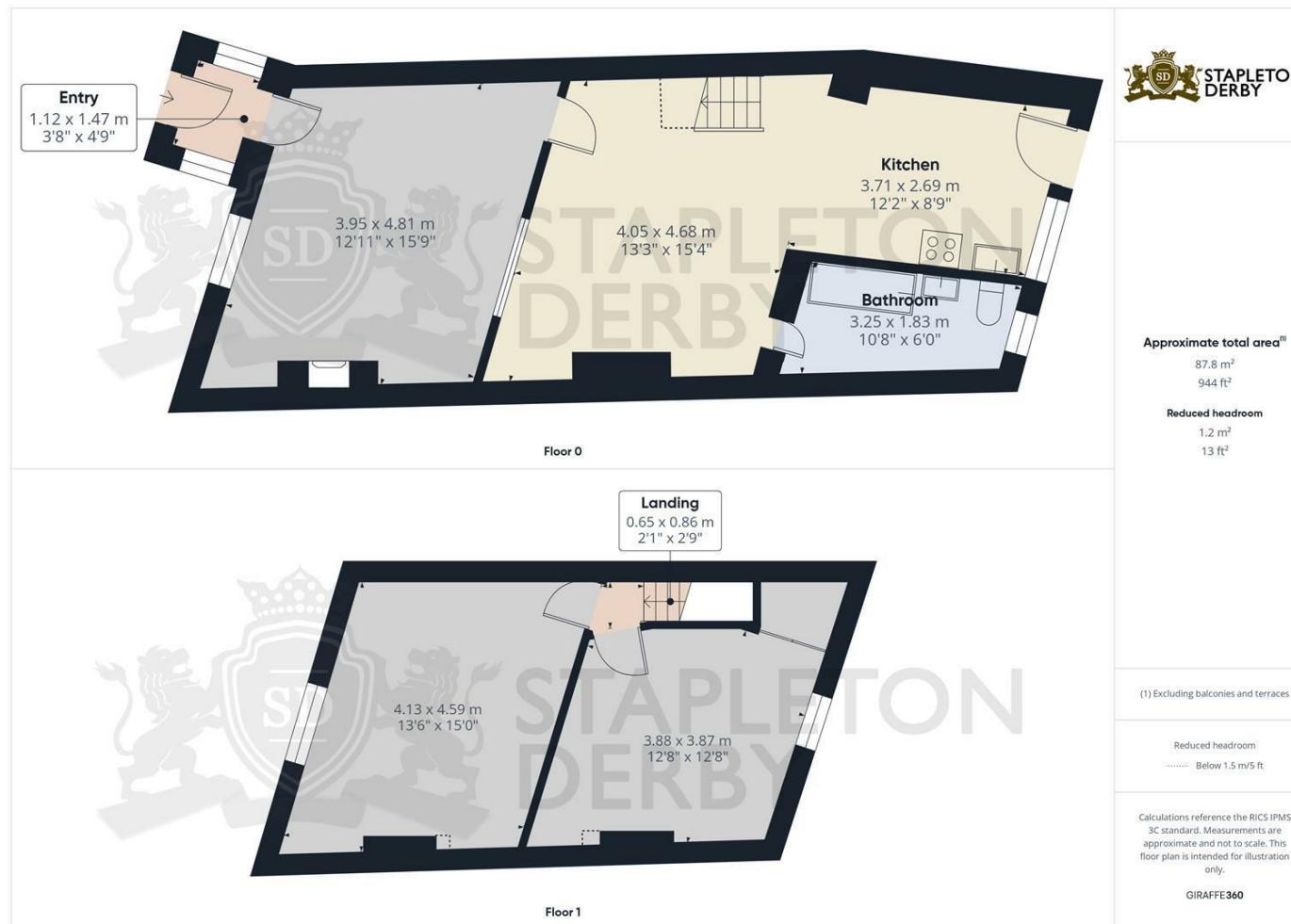
Stapleton Derby

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		EU Directive 2002/91/EC	
(92 plus) A		EU Directive 2002/91/EC	
(81-91) B		EU Directive 2002/91/EC	
(69-80) C		EU Directive 2002/91/EC	
(55-68) D		EU Directive 2002/91/EC	
(39-54) E		EU Directive 2002/91/EC	
(21-38) F		EU Directive 2002/91/EC	
(1-20) G		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
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.