



**197, Bushey Lane, St. Helens, WA11 7LN**

Offers Over £190,000

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

# 197, Bushey Lane, St. Helens, WA11 7LN

- EPC: D
- Freehold
- Two Double Bedrooms
- Farmland Views
- Gas Central Heating And Double Glazing
- Council Tax Band: B
- End Terraced Cottage
- Modernised Throughout
- Open Plan Living
- Additional Parking At The Rear

David Davies Sales & Lettings Agent are delighted to present to the sales market this charming two-bedroom end-terraced cottage, boasting breathtaking views across open farmland and occupying a rarely available position in the highly sought-after village of Rainford, St Helens.

This delightful home perfectly combines character with modern comfort, benefitting from gas central heating and double glazing throughout. The accommodation briefly comprises an inviting entrance porch leading into a spacious open-plan lounge and dining area, a warm and welcoming space ideal for both relaxing and entertaining. The kitchen has been thoughtfully designed to maximise storage with an extensive range of wall and base units, complemented by solid worktops and a designated dining area, creating the true social hub of the home where family and friends can gather.

To the rear of the property is a modern three-piece family bathroom with shower.

The first floor hosts two generously sized double bedrooms, with the master bedroom enjoying stunning, uninterrupted views over the surrounding farmland and the added benefit of newly installed modern fitted wardrobes.

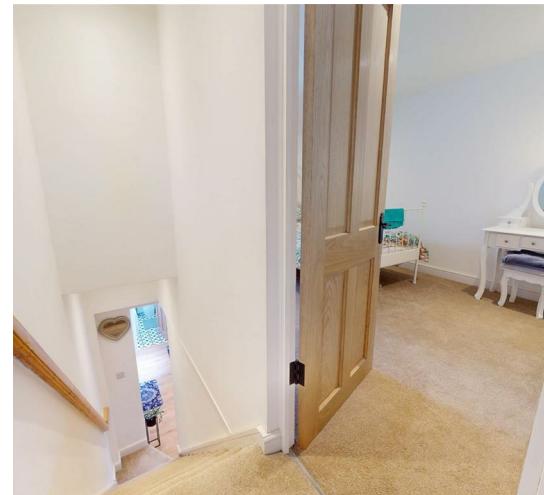
Externally, the property continues to impress. The rear yard has been tastefully designed with low maintenance in mind, fully flagged and enclosed with recently installed high fencing to enhance privacy—perfect for summer entertaining, barbecues, and family gatherings. To the front, the cottage has been transformed to create superb kerb appeal, featuring a private garden and convenient roadside parking, with further parking facilities available to the rear.

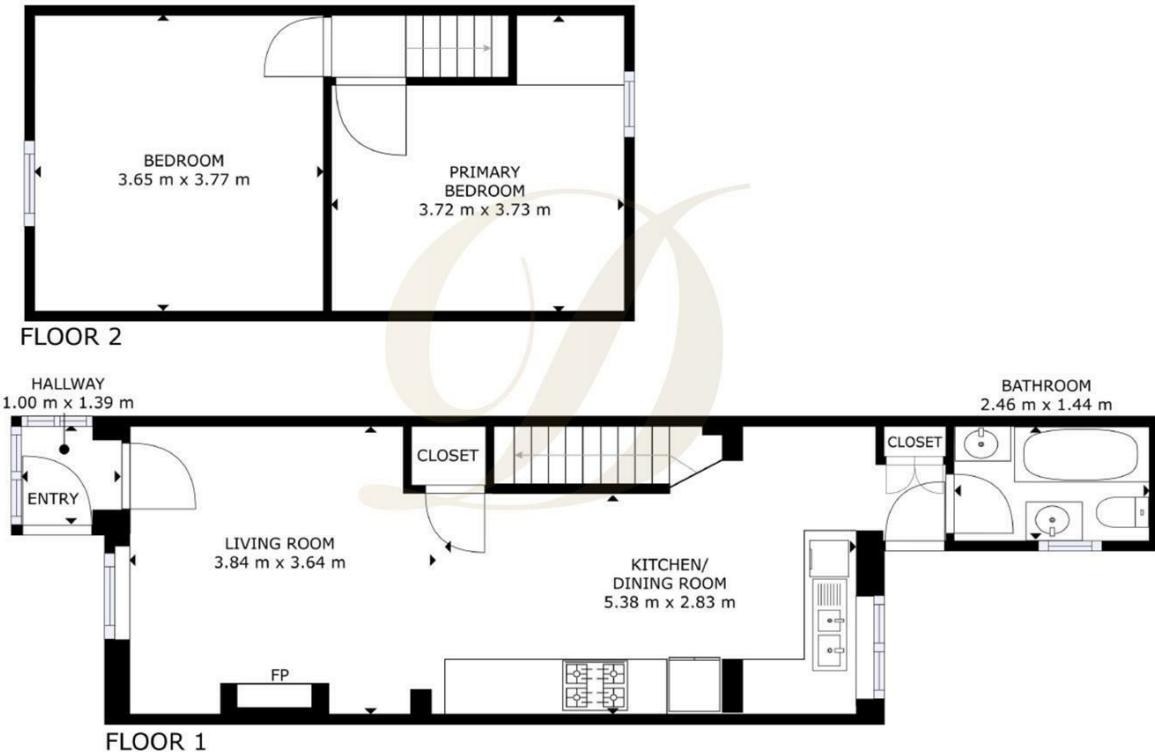
Situated in a desirable location, the property offers excellent access to local amenities, reputable primary and secondary schools, and superb transport links, with the A570 nearby providing routes to Liverpool, Manchester, and beyond.

Internal inspection is highly recommended to fully appreciate the charm, setting, and potential this beautiful cottage offers.

EPC: D







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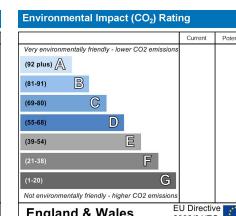
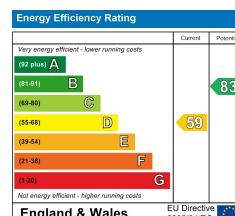
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22 Church Road, Rainford, St Helens, WA11 8HE  
T: 01744 885753  
[sales@daviddaviesestateagent.co.uk](mailto:sales@daviddaviesestateagent.co.uk)  
[lettings@daviddaviesestateagent.co.uk](mailto:lettings@daviddaviesestateagent.co.uk)  
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