



31, The Avenue, Rainford, WA11 8DT

Asking Price £320,000

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



31, The Avenue, Rainford, WA11 8DT

- EPC: D
- Council Tax Band: F
- Freehold/Leasehold To Be Confirmed Possibly Unregistered
- Detached Property
- Large Reception Room
- Four Bedrooms
- Three Piece Family Bathroom
- Village Location
- Needs Modernising, Has Potential
- Garage

We are delighted to have the opportunity to bring to market this four bedroomed detached property in a much sought-after area and rarely available position on The Avenue Rainford village.

This family home is in need of some improvements to bring it back to its former glory and with a little vision and the right modernisation this family home can be beautifully restored.

The property briefly comprises; the kitchen enjoying extensive array of wall and base storage solutions with solid worktops, with separate utility room and access to garage.

To the first floor we have four bedrooms and a three piece family bathroom.

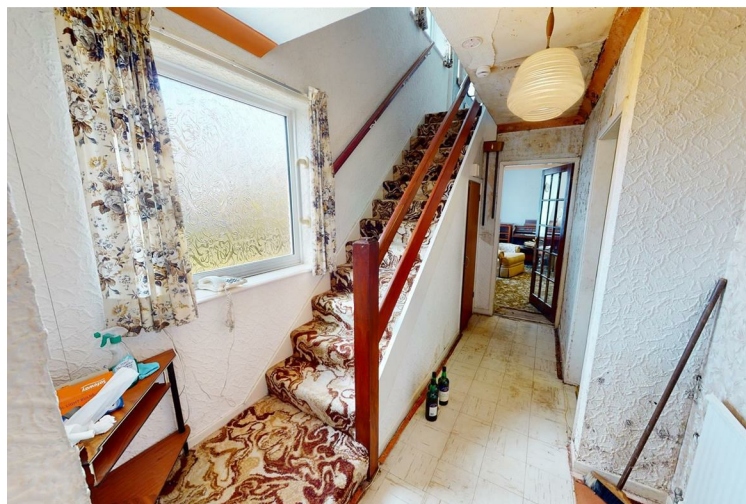
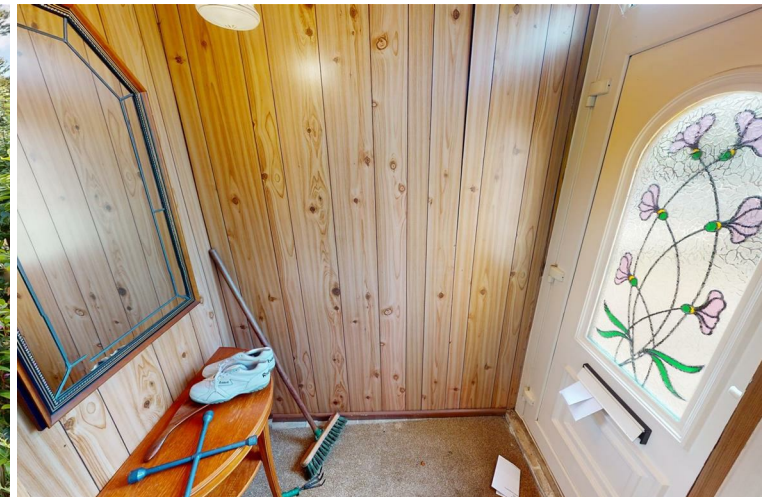
To the front of the property, we have turf laid to lawn with a block paved driveway and garage.

To the rear, a large garden with turf laid to lawn, mature shrubbery and patio all set to entertain and enjoy our summer months.

The property benefits from lots of local amenities in Rainford village, highly regarded local schools with commuter links to Liverpool, Manchester and beyond.

We are unable to confirm the tenure of this property. It maybe UNREGISTERED

EPC: D

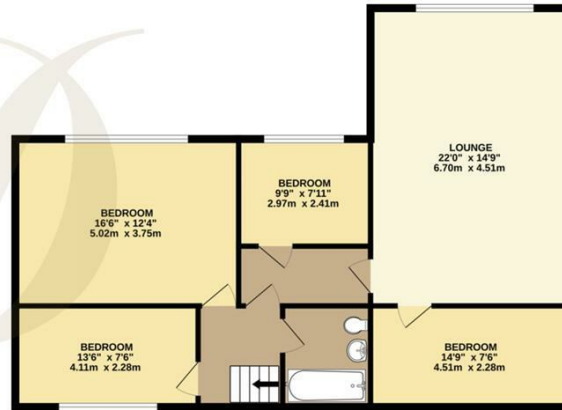




GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR
953 sq.ft. (88.6 sq.m.) approx.



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David Paul Davis

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

Energy Efficiency Rating: 79 (Current), 60 (Potential)

Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

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