



**12, Standish Drive, Rainford, WA11 8JY**

Auction Guide £180,000

*David  
Davies* *Collection*

## 12, Standish Drive, Rainford, WA11 8JY

- EPC: D
- Council Tax Band: C
- Freehold
- Semi-Detached Property For Sale By Modern Auction
- Subject to Reserve Price & Reservation Fee
- South Facing Garden
- Two Reception Rooms And A Conservatory
- Three Bedrooms
- Garage
- No Onward Chain

This property is for sale by the Modern Method of Auction, Starting Bid £180,000 plus Reservation Fee.

The buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

David Davies Sales and Letting Agent are delighted to have the opportunity to bring to market this lovely three bedroomed semi detached property in a much sought-after area, rarely available position on Standish Drive Rainford village and offered For Sale with NO ONWARD CHAIN.

The property briefly comprises; porchway, entrance hallway, lounge, the kitchen with an extensive array of wall and base storage solutions, premium solid worktops, which leads us through to the conservatory overlooking the SOUTH FACING rear garden with French doors leading out.

The property also boasts a ground floor wet room with W/C. Internal access also available to garage facility.

To the first floor are three bedrooms, with the master enjoying fitted wardrobes and all recently (2024) had new fitted carpets. We have a first floor family bathroom with bath, shower, W.C and wash basin. There is a full sized attic which can be converted or even used for extra storage.

The property benefits from gas central heating and double glazing throughout.

To the front of the property, we have a private driveway with plenty of off-road parking and integral garage facility with electric up and over door.

To the rear of the property a stunning garden with turf laid to lawn and fabulous patio area paved all set to entertain and enjoy our summer months.

The property benefits from lots of local village amenities, fabulous walking trails, some of the best local primary and secondary schools, with commuter links to Liverpool, Manchester and beyond.

EPC: D







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 Davis*

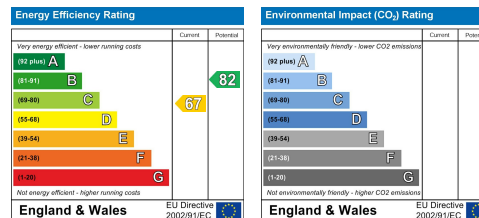
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Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**