

30, The Avenue, Rainford, WA11 8DT  $\pounds 430,000$ 



## 30, The Avenue, Rainford, WA11 8DT

• EPC:D

· Council Tax Band : F

Freehold

- Detached Property
- 3/4 Double Bedrooms Master Bedrooms With En-suite &
- · 2/3 Reception Rooms
- Dressing Room
- · Stunning Bathroom
- · Beautiful Fitted Kitchen · Partial Farmland View
- Off Road Parking

We are the proud Estate Agent to bring to the sales market this wonderfully spacious extended detached 'chalet' style house with three double bedrooms to the first floor with an en-suite and dressing room.

Extension to the ground floor, which could be used as a quest bedroom being located close to the cloak room which houses a w.c and washbasin.

This lovely property which is located right at the end of the avenue in a cul de sac position, has been extended and upgraded to include a stunning fitted bathroom, ensuite to the master bedroom, walk in dressing room.

To the ground floor are three reception rooms, in one of the rooms is fitted with a wood burning stove, a stunning fitted kitchen with 'granite' work tops, cloakroom, cloak cupboard and porch and integral garage.

The gas centrally heated accommodation has UPVC framed double glazing throughout and a beautiful rear garden with partial farmland views. It is not overlooked, and has a large patio and also a decked area to enjoy in the summer months.

This home is in a great position in the heart of the village of Rainford with easy access to the local Primary and Secondary schools, shops, churches and cafés.

EPC:D

































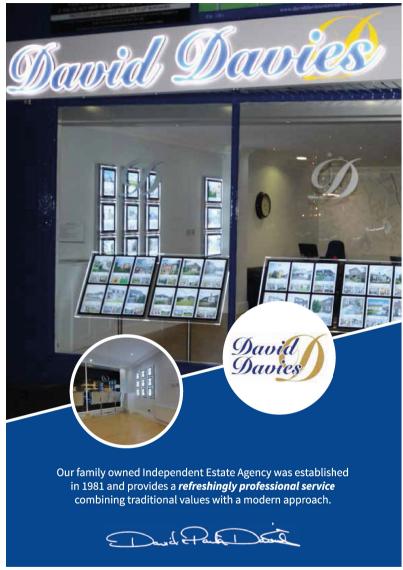






FLOOR 2

GROSS INTERNAL AREA FLOOR 1: 81 m2, FLOOR 2: 63 m2 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 1 m2 TOTAL: 143 m2



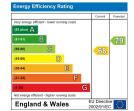
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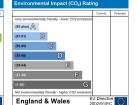


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