



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

**£430,000**

*David  
Davies* *Collection*



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

- EPC:D
- Council Tax Band : F
- Freehold
- Detached Property
- 3/4 Double Bedrooms - Master Bedrooms With En-suite & Dressing Room
- 2/3 Reception Rooms
- Beautiful Fitted Kitchen
- Stunning Bathroom
- 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 guest 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, en-suite 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







GROSS INTERNAL AREA  
 FLOOR 1: 81 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 1 m<sup>2</sup>  
 TOTAL: 143 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**David Davies**

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 Davies*

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
68	79		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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**

