



4, Kendal Drive, Rainford, WA11 7LF

£214,950

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

4, Kendal Drive, Rainford, WA11 7LF

- EPCE
- Freehold
- Spacious Reception Room
- Garage
- Driveway And Garage
- Council Tax Band:C
- Semi Detached Property
- Three Bedrooms
- Good Sized Front and Rear Gardens
- Close To Local Amenities

We are delighted to have the opportunity to bring to the market this beautiful three bedroomed semi-detached home located in a much sought-after area and rarely available position in Rainford, St Helens.

The accommodation briefly comprises: entrance hallway, open lounge and dining area. The kitchen is of a good size, fitted with a range of base and wall storage units with complimentary work surfaces. Through here you can access the large integral garage with up and over door to the front and french doors to the rear.

To the first floor there are three well presented bedrooms, two of which are double bedrooms. The master of which includes mirrored fitted wardrobes.

The first floor is completed by a white four piece bathroom in white to include a shower cubicle.

To the front of the property it has a fabulous driveway with off road parking and spacious garden.

To the rear of the property lies a lovely garden with decked area and turf laid to lawn. Ideal for those summers months to enjoy the beautiful outdoor space and family BBQs with a cheeky vino whilst watching the sunset. The property also benefits from gas central heating and double glazing.

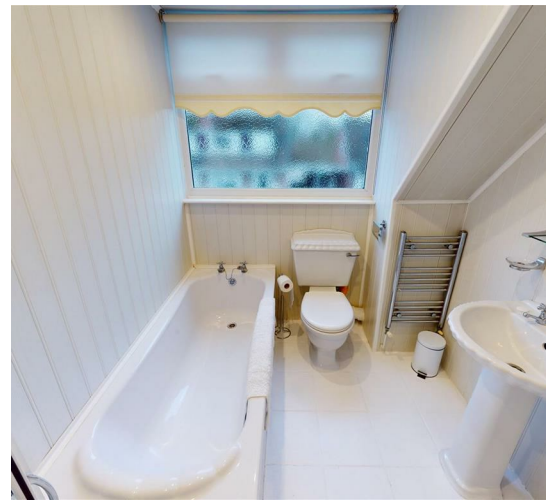
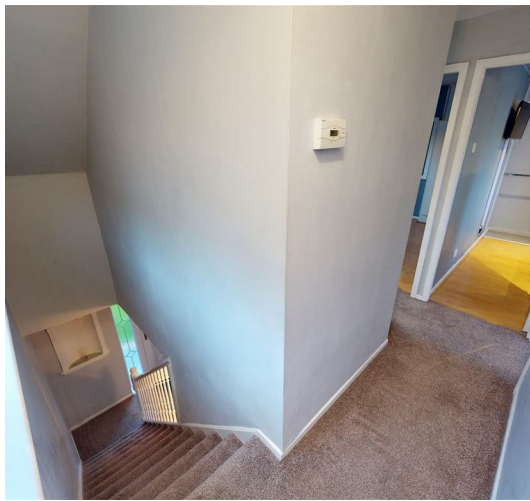
The property is close to all amenities having a local post office just around the corner and has great schools on the doorstep, including Rainford high school.

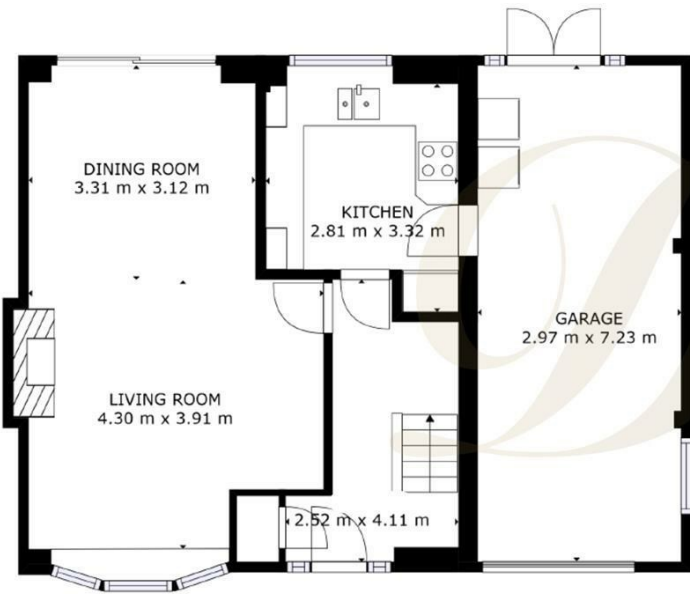
Commuter links are very good being just a stones throw from the local train station and the Rainford bypass and M58 motorway being in close proximity.

Note: This property is a steel frame non standard construction.

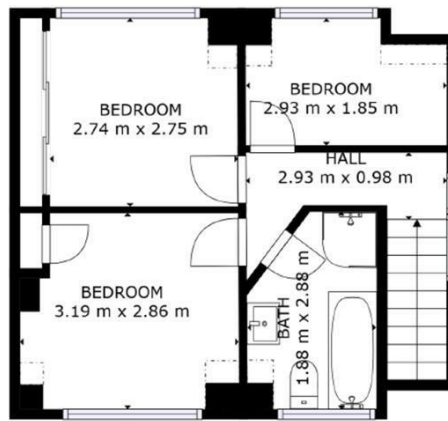
EPCE







FLOOR 1



FLOOR 2

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David Paul Davies

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



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