



13, Walmesley Drive, Rainford, WA11 8EN

£260,000

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



13, Walmesley Drive, Rainford, WA11 8EN

- EPC:C
- Freehold
- Two Reception Rooms
- Two Bathrooms
- Conservatory
- Council Tax Band: D
- Semi Detached Bungalow
- Three Bedrooms Including A Ground Floor Bedroom
- Off Road Parking
- Great Location

We are delighted to have the opportunity to bring to the sales market this beautiful three bedroomed extended semi-detached property, located in a much sought-after area and rarely available position on Walmesley Drive Rainford.

The property benefits from gas central heating, working alarm system, double glazing, and briefly comprises; Entrance hallway, dining room, separate large living room, which opens to the conservatory which is of fabulous size.

The kitchen incorporating an extensive array of wall and base storage solutions, with solid worktops and the added benefits of integrated appliances such as oven and dishwasher. We have a ground floor bathroom with family bath.

To the first floor we have two further double bedrooms, with bathroom incorporating walk in shower.

To the rear of the property, we have a lovely garden with turf laid to lawn, patio area with low maintenance. To the front of the property, we have driveway parking.

The property benefits from lots of local amenities with the finest primary and secondary schools all within proximity.

With excellent transport links being close to the A580 with commuter links directly to Manchester, Liverpool and beyond.

This property must be viewed to appreciate its family living space throughout.

EPC:C







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 David

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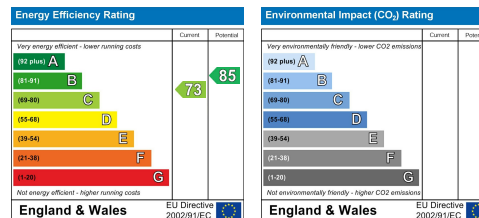
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