



2, Kendal Drive, Rainford, WA11 7LE

£340,000

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



2, Kendal Drive, Rainford, WA11 7LE

- EPC:TBC
- Council Tax Band: D
- Freehold
- Extended Detached Property
- Spacious Reception
- Four Bedrooms
- Conservatory
- Family Bathroom
- Fully Refurbished (2024)
- Private Rear Garden

David Davies Sales and Lettings are delighted to bring to the sales market this totally overhauled detached family home.

The property has undergone a total refurbishment, and from the front looks immaculate with fresh render and a great sized driveway.

Internally, the property briefly comprises; Entrance porch, hall with stair access and cloakroom/WC.

The lounge is a fabulous size and opens into the dining room, the conservatory floods in natural light, and there is a handy utility room off the new kitchen. The ground floor is completed by the large double bedroom which has been beautifully converted from a garage.

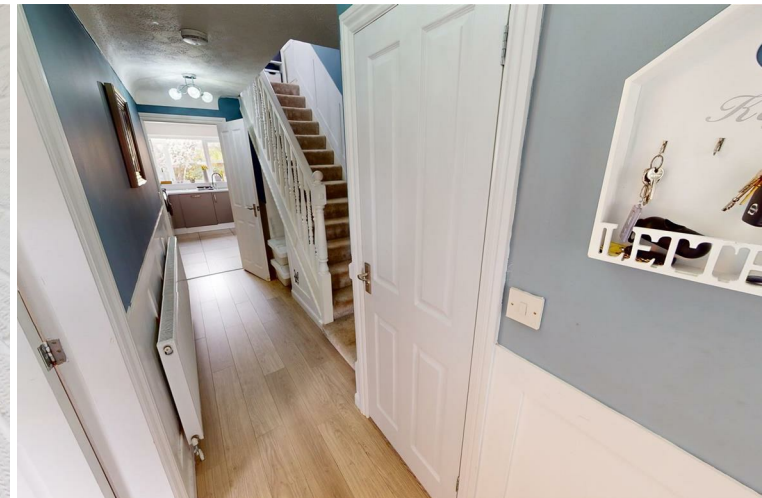
To the first floor are three bedrooms, two of which are doubles and a magnificent size, with a brand new four piece bathroom off the landing.

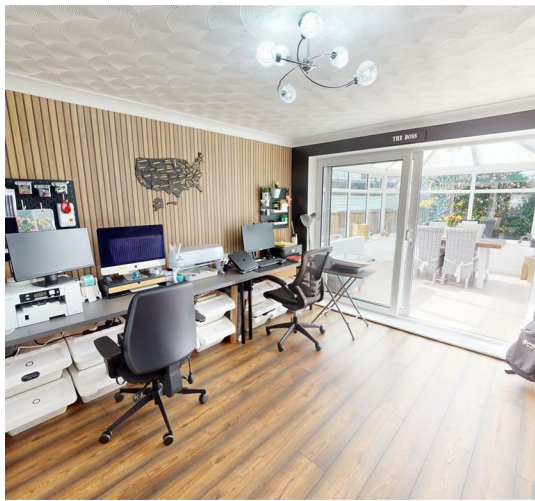
The rear garden is private and catches the majority of the days sun, and side access is available.

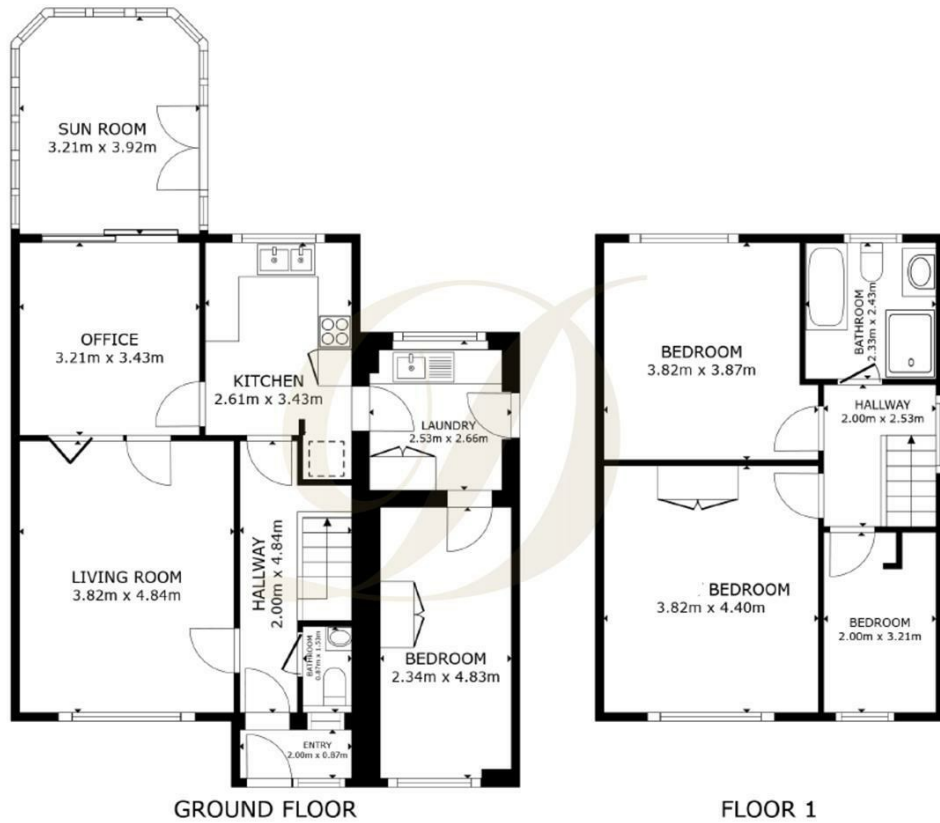
The property is presented immaculately and every room is a brilliant size, perfectly suiting a growing family the home is an absolute must see! Located close to transport links and in catchment to quality schools, an early viewing is essential to fully appreciate this wonderful property.

Note: This property is a steel frame build (non standard construction)

EPC:TBC







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David Paul Davis

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

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