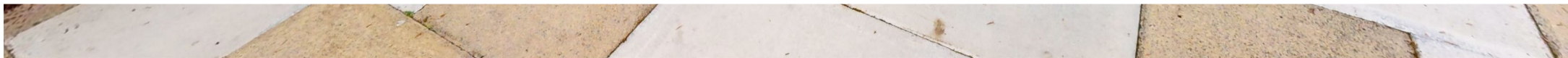




1, Church Road, Rainford, WA11 8HE

Asking Price £570,000

*David
Davies* *Collection*



1, Church Road, Rainford, WA11 8HE

- EPC:C
- Council Tax Band: E
- Two Reception Rooms Including Conservatory
- Three Good Sized Bedrooms
- Rainford Village Location
- Freehold
- Stunning Detached Property
- Three Bathrooms, Family Bathroom, Ground Floor W.C And En Suite
- Large Driveway For Four Cars
- Well Maintained Front And Rear Gardens

We are delighted to have the opportunity to bring to the open market this fabulous three bedroomed detached property sat in a prime central position on Church Road, Rainford village.

The ground floor briefly comprises; Large open planned reception room, a conservatory providing a bright and airy space that seamlessly connects the indoors with the outdoors, a modern fitted kitchen with breakfast bar which provides a great spot for casual meals or a quick snack, anti-space and utility room. The master bedroom completes the ground floor and provides access through the French doors to the rear garden and beautiful private seating area.

To the first floor are two double bedrooms, both of which enjoying an en-suite, offering a touch of luxury and privacy for guests or family members. There has been an extension here to create a truly impressive four piece modern and unique bathroom.

Additionally, the converted garage into a bedroom provides even more flexibility for your living arrangements.

To the front of the property we have a large 'sweep in/sweep out' driveway with parking space for up to four vehicles, ensuring convenience for you and your guests.

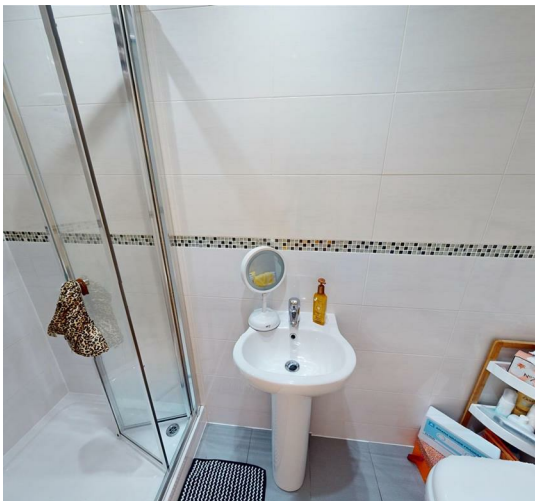
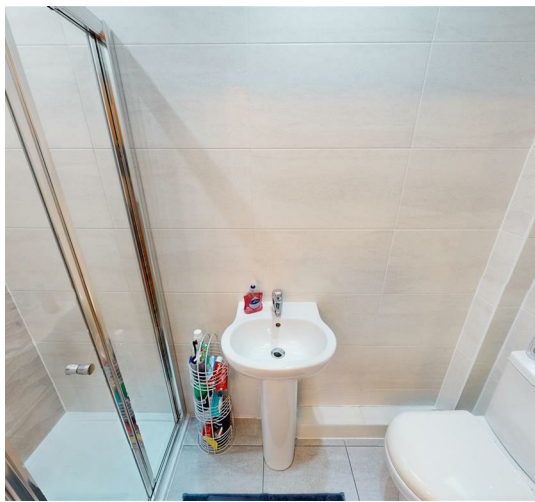
The rear of the property we have a patio area for those sunny days to enjoy the family BBQ and a spacious lawned area to relax and watch the day go by.

If you are looking for a detached property that offers both space and style, this house on Church Road is the perfect choice.

Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of Rainford.

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.

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.

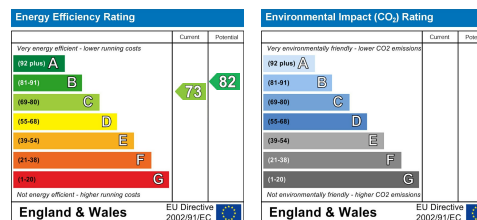
ALLISONS

For life's meaningful moments

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.



Information on tenant permitted fee's can be accessed via the link below 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