



42, Lakeside Gardens, Rainford, WA11 8HH

Asking Price £440,000

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

42, Lakeside Gardens, Rainford, WA11 RH4

- EPC:C
- Council Tax Band:E
- Freehold
- No Chain
- Detached Property
- Two Reception Rooms And A Conservatory
- Four Good Sized Bedrooms
- Family Bathroom, En Suite And Ground Floor W.C.
- Garage
- Great Location

With a prime, unique cul de sac position, this executive detached residence sits proud within the Lakeside Gardens development, just off Higher Lane in the heart of Rainford Village and is brought to the market with 'NO CHAIN'

To the front of the property we have driveway parking with lawned front garden, which leads to garage facility.

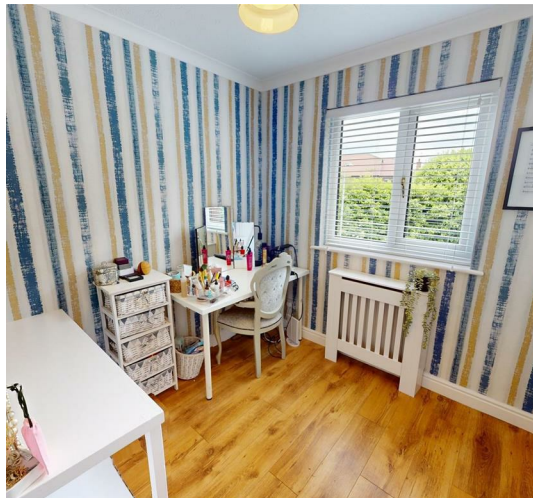
The accommodation briefly comprises- Entrance hallway, two reception rooms, one set as dining area and the other as a spacious lounge. We then have a stunning conservatory accessing the beautiful rear garden including a patio area to enjoy the summer months with family and friends. The superb modern kitchen offers wall and base storage solutions with contrasting work surface areas and space for a table and chairs. We also have a ground floor cloak room W.C.

To the first floor the galleried landing leads to four bedrooms with the master bedroom offering en-suite facilities and family bathroom with three piece suite in white to include a shower over the bath with shower screen.

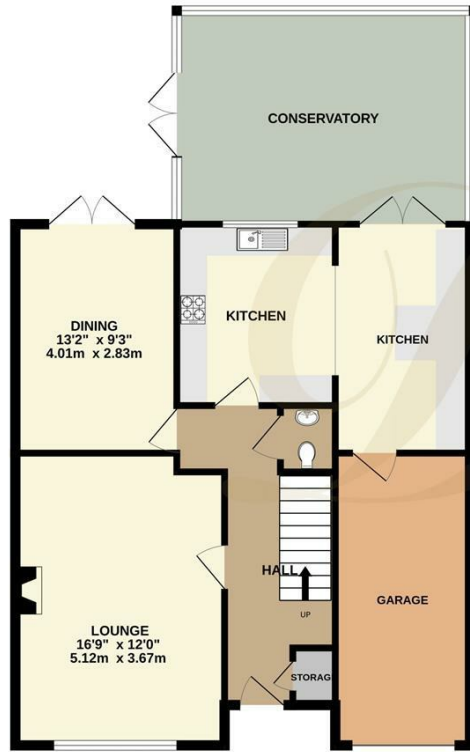
Offering excellent commuter access to the A580 (East Lancashire Road) which leads onwards to the M6 both North and South bound. Additionally the A570 (Rainford By Pass) leads to the M58. Local transport links offers bus routes through to both St Helens town centre and Ormskirk, onwards through to Southport.

EPC:TBC

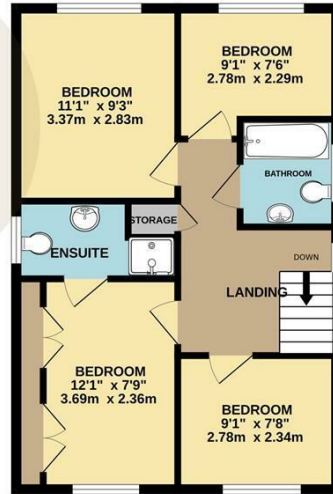




GROUND FLOOR



1ST FLOOR



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David Paul Davis

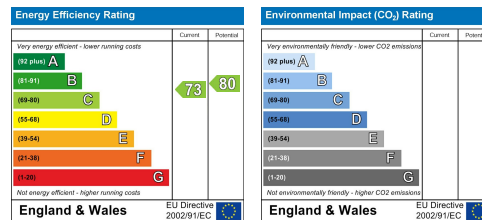
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