



45, Lakeside Gardens, Rainford, WA11 8HH

Offers In The Region Of £400,000

*David
Davies* *Collection*



45, Lakeside Gardens, Rainford, WA11 8HH

- EPC:D
- Council Tax Band: E
- Freehold
- Detached Property
- Prime Village Location
- Three Reception Rooms
- Four Good Sized Bedrooms
- Front And Rear Gardens
- Ground Floor WC
- Garage

We are delighted to bring to the sales market this four bedroomed detached property, modernised throughout, located on the ever popular Lakeside Gardens development in Rainford village.

To the front of the property we have lock paved parking for up to three cars and a large lawned front garden, which leads to the single attached garage facility.

The property briefly comprises:- Porch/Entrance hallway, three good sized reception rooms, the kitchen to the rear, ground floor cloak room W.C.

The kitchen is open to the dining area and offers an array of wall and base storage solutions with space for white goods. The dining area has space for a table and chairs and patio doors leads out to the rear garden.

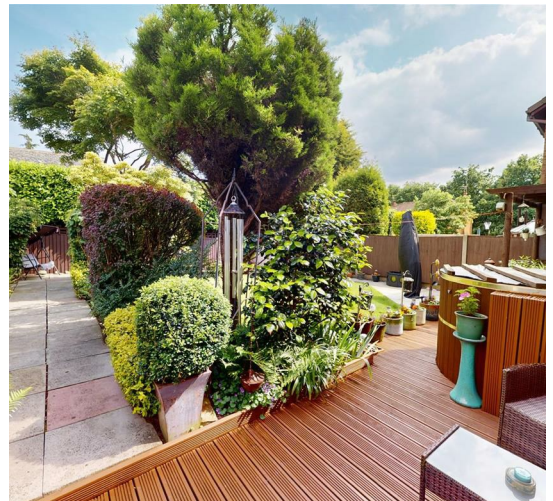
The garden offers privacy with a high privet hedge, and step down to a lawn area to relax and watch the day go by with a patio area for those sunny days to enjoy the family BBQ.

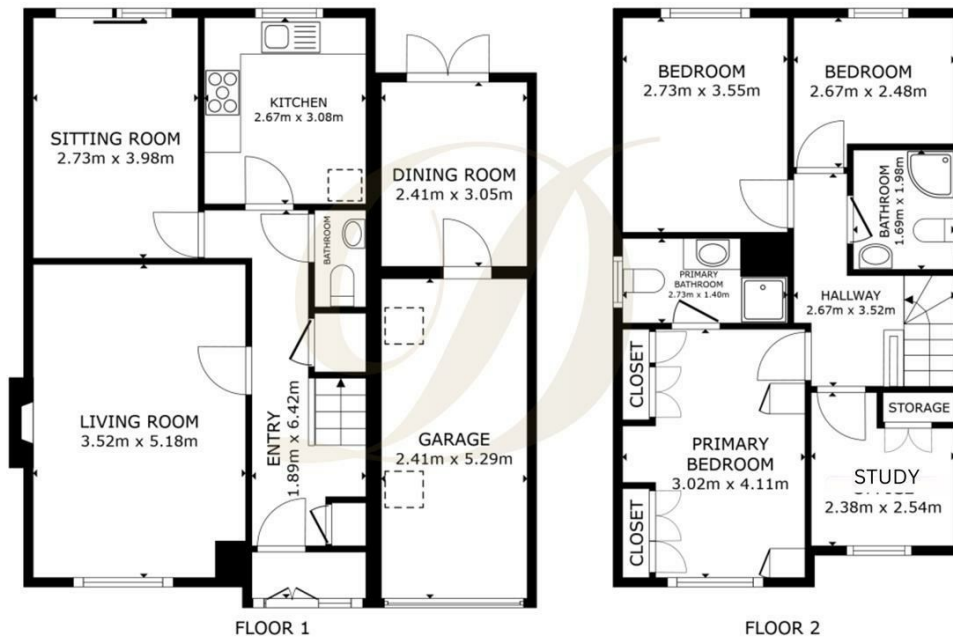
The first floor landing leads to four bedrooms with the master bedroom enjoying ensuite facility and a three piece family bathroom. Two of the bedrooms offer fitted wardrobes and the landing offers ample storage cupboards which completes this floor.

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: D







David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

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.

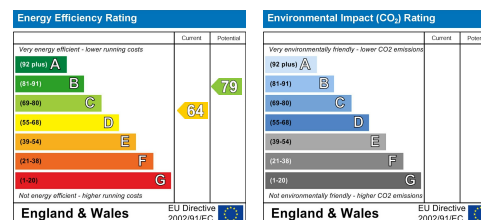
ALLISONS

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.

For life's meaningful moments



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

