



35, Old Lane, Rainford, WA11 8JF

Offers Over £280,000

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



35, Old Lane, Rainford, WA11 8JF

- EPC:C
- Council Tax Band: C
- Tenure: Freehold
- Semi Detached Property With NO CHAIN
- Three Bedrooms
- Recently Renovated
- Open Plan Living Space
- Large Rear Garden
- Driveway Parking
- Utility Room

We are delighted to offer for sale this stunning three bedroom semi-detached property, beautifully presented throughout and situated in a very desirable part of the village close to schools and just a short walk to the centre.

The accommodation has recently been completely renovated and briefly comprises - an entrance hallway, spacious open plan lounge, modern kitchen with integrated appliances and French doors opening out onto the rear garden. The ground floor is completed by the additional benefit of a utility room.

To the first floor the large landing area gives access to three bedrooms, two of which are easy doubles. The fabulous three piece family bathroom, which is brand new and comes with over bath shower, completes the first floor.

The property has UPVC double glazing and gas central heating throughout with a brand new boiler installed. There is NO CHAIN on this property so be sure to get your viewings booked in early.

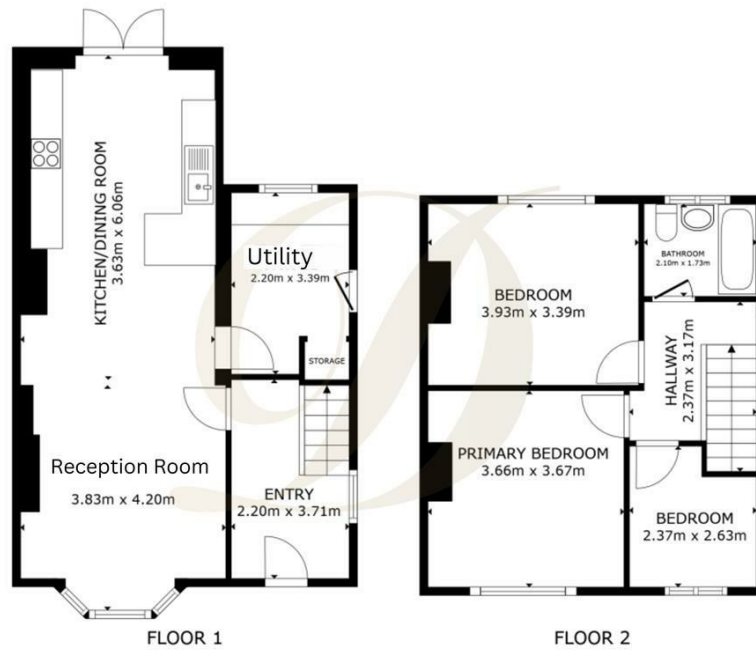
To the front of the property, is off road parking for two cars, and turf laid to lawn. The front has been rendered making this property stand out amongst the rest.

To the rear is a garden of truly impressive size. Perfect to host family and friends on summer nights.

EPC:C







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 Paul Davis

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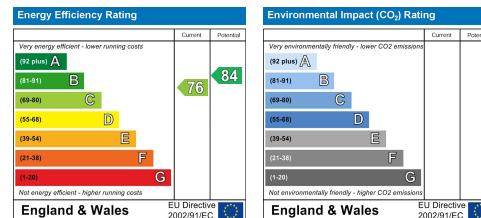
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Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

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