



**7, Rookery Drive, Rainford, WA11 8BB**

**£260,000**

*David  
Davies* Collection



## 7, Rookery Drive, Rainford, WA11 8BB

- EPC; D
- Council Tax Band: C
- Leasehold
- Extended Semi-Detached Bungalow
- Stairs To Loft Conversion
- Three Bedrooms
- Driveway Parking
- Spacious Front And Rear Gardens
- Village Location
- No Chain

We are delighted to have the opportunity to bring to the sales market this beautiful two bedroomed extended semi-detached Bungalow, located in a much sought-after area and rarely available position on Rookery Drive, Rainford.

The property benefits from gas central heating, double glazing, and briefly comprises; Entrance hallway and spacious living room with Velux windows, allowing natural light to flow through the property. The lounge leads through into the extension which is currently utilised as a dining room and opens up onto the fabulous rear garden. The kitchen incorporating an extensive array of wall and base storage solutions, with solid worktops and space for all appliances. To complete the ground floor we have a modern shower room and two double bedrooms.

To the first floor the loft has been converted and has the ability to be used in multiple ways.

The real highlight of the property is to the rear, we have a raised flagged area, perfect to accommodate your outdoor furniture and create a lovely seating area which overlooks onto the lovely garden with turf laid to lawn. There is access through the side and has a garden room and shed for all storage requirements.

The property is garden fronted and offers driveway parking.

The property benefits from lots of local amenities with the finest primary and secondary schools all within proximity.

With excellent transport links being close to the A580 with commuter links directly to Manchester, Liverpool and beyond.

This property must be viewed to appreciate its family living space throughout.

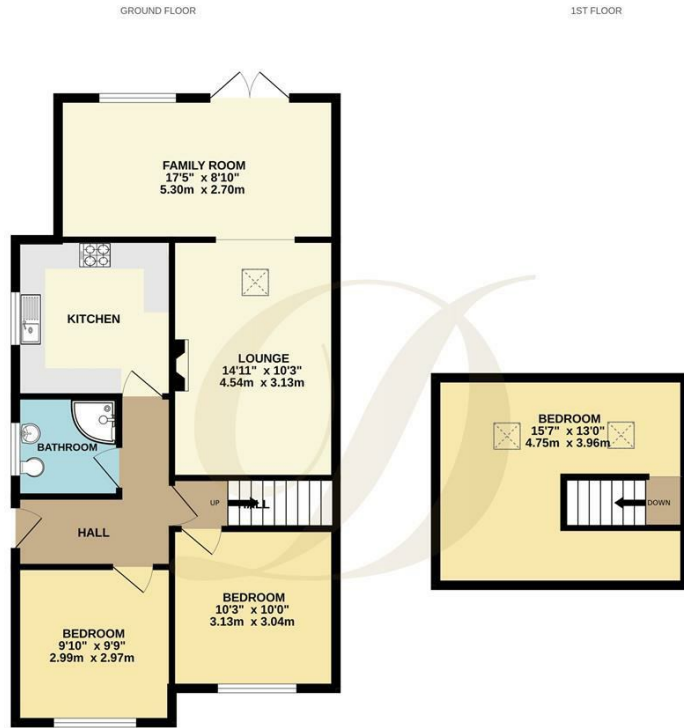
EPC: D  
Stairs To Loft Conversion











**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 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.

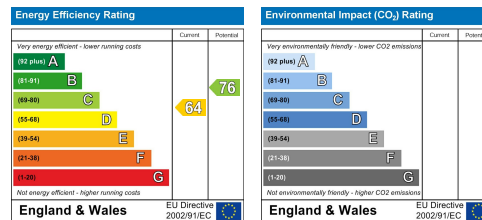
**ALLISONS**

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](http://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**

