



**76, Lathom Drive, Rainford, WA11 8JR**

Asking Price £260,000

*David  
Davies* Collection





## 76, Lathom Drive, Rainford, WA11 8JR

- EPC:C
- Council Tax Band: C
- Modernised Throughout
- South Facing Rear Garden
- Integral Garage
- Freehold
- Extended Semi Detached Property With NO CHAIN
- Two/Three Bedrooms
- Open Plan Living
- Driveway Parking

Offering For Sale, is this originally built three bedroomed semi detached property. Located in the heart of Rainford village on the ever popular Lathom Drive. The property backs onto stunning park views and offers excellent access to the local village Primary and Secondary schools, along with the local village amenities.

Stepping into the property, the layout offers excellent accommodation, suitable for busy families, to include a living room with fire place, separate dining room and large conservatory with door providing access to the rear. The modern kitchen has been extended, to create a real open plan feel and provides access to the lovely integral garage which completes the ground floor.

To the first floor there are two bedrooms, of which are easy doubles with the master bedroom being of a particularly impressive size as the original third bedroom has been opened up to create one large room. Everything is still in place to return back to its original three bedroom property. The shower room completes the first floor.

To the front of the property is off road parking for at least two cars.

The private south facing rear garden backs onto to the park meaning no property is overlooking you. There is a paved area and large space with turf laid to lawn providing the perfect space to enjoy the Summer months and entertain family and friends . This property benefits from NO ONWARD CHAIN.

EPC:C  
No Chain











**David Davies**

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*David Davies*

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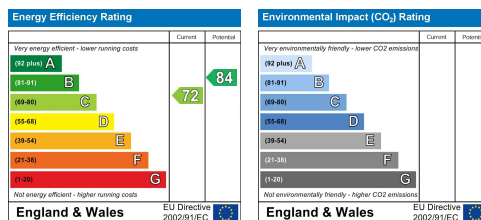
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