



7, Moss Brow, Rainford, WA11 8EA

Asking Price £350,000

*David
Davies* *Collection*

7, Moss Brow, Rainford, WA11 8EA

- EPC: C
- Freehold
- Conservatory
- Downstairs WC
- Garage
- Council Tax Band: E
- Detached Property
- Four Bedrooms
- Family Bathroom
- Central Village Location

Presenting to the sales market this four bedroomed, freehold property, located in central Rainford and offering access to all Rainford's local amenities.

Located at the top of Moss Brow this family home offers spacious living accommodation comprising: wider than average hallway, leading to the lounge/dining room to the front, kitchen, ground floor w.c and stairs to the first floor.

The lounge/dining room is the length of the property, has a feature fireplace, window over looking the front garden and side window overlooking the garden.

The kitchen is a 'country cottage' style, with cream wall and base units with contrasting work surface areas, Belfast sink and usual white goods. From the kitchen is the large conservatory which looks out onto the side cottage style garden area.

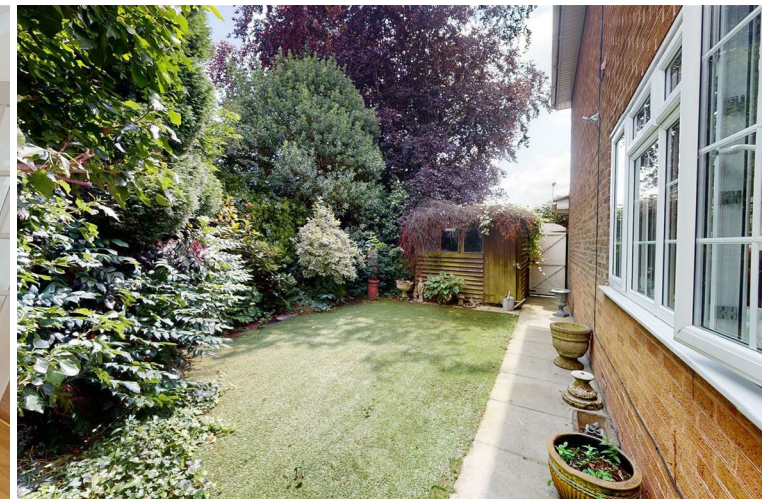
To the first floor there are four bedrooms and a spacious family bathroom.

There is a single garage and gardens which wrap around the property, with an abundance of mature bushes, plants and shrubs. Offering an interesting feel as you 'meander' though!

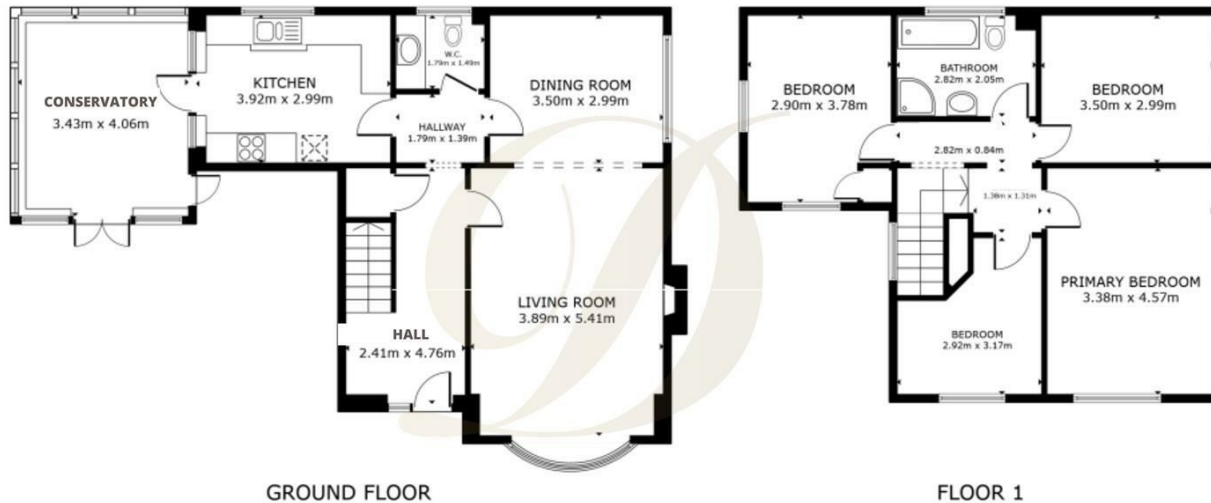
To the front of the property there is off road parking and the single garage.

Awaiting Energy and Broadband Provider.

EPC: C







GROSS INTERNAL AREA
GROUND FLOOR 77.2 m² FLOOR 1 60.5 m²
TOTAL : 137.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

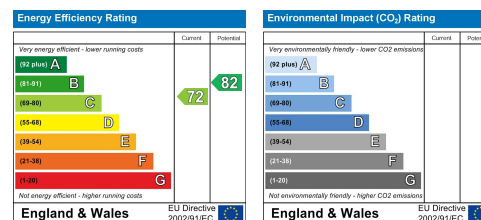
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make 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.

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

