



89, Heyes Avenue, Rainford, WA11 8AP

Asking Price £650,000

*David
Davies* *Collection*



89, Heyes Avenue, Rainford, WA11 8AP

- EPC: D
- Council Tax Band: E
- Four Reception Rooms
- Five Good Sized Bedrooms
- Driveway Parking
- Tenure:
- Extended Detached Property
- Modern Kitchen
- Three Bathrooms
- Large Private Stunning Rear Garden

David Davies Sales & Lettings are proud to present this impressive and substantially extended five-bedroom detached residence, located on the ever-popular Heyes Avenue in the heart of Rainford Village.

This generously proportioned family home offers a versatile layout, perfect for modern family living, and enjoys a prime position close to well-regarded schools, local shops, amenities, and excellent transport links for commuters.

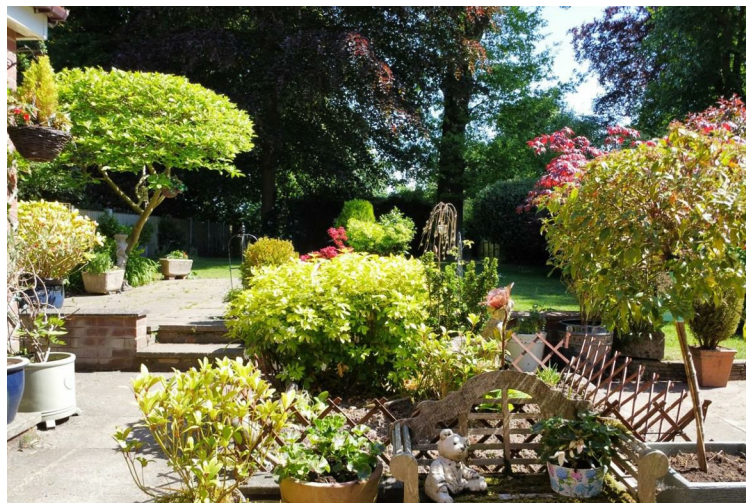
Upon entering, you are welcomed via a spacious porch and entrance hall, which leads to a convenient ground floor WC. The ground floor boasts two large reception rooms, ideal for both formal entertaining and relaxed family time. A modern fitted kitchen sits at the heart of the home, featuring a central island and ample storage and workspace, while a separate utility room provides additional practicality. The property also benefits from two conservatories, offering flexible space to be used as garden rooms, play areas or home offices—flooded with natural light and providing views over the rear garden. Finally, there is access into the integral garage.

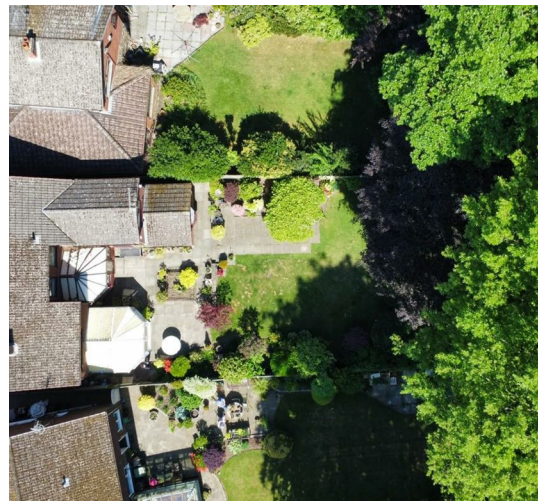
To the first floor, the main landing leads to three well-proportioned bedrooms and a modern family bathroom. A unique feature of this home is the annex-style wing, accessible via its own staircase, housing two additional bedrooms and an En-suite bathroom—ideal for multi-generational living, guest accommodation, or as a self-contained workspace.

Externally, the property offers off-road parking to the front and a beautifully maintained rear garden, boasting a large lawn and patio areas, perfect for outdoor entertaining and enjoying sunny days in peace and privacy—with no overlooking neighbours.

This exceptional property combines size, flexibility, and location, making it a rare opportunity in a highly sought-after village setting.

EPC: D





Floorplan To Follow



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

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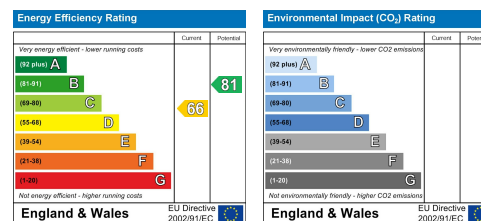
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